


CITY OF WINTERS
FINAL
ENVIRONMENTAL IMPACT REPORT
ON THE
CITY OF WINTERS
COMMUNITY DEVELOPMENT PROJECT AREA PLAN

June, 1992

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Planning and Redevelopment Consultants



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INTRODUCTION

This document is the Final EIR on the City of Winters Community Development Project Area Plan. It is also referred to herein as the Community Development Plan Final EIR or the Final EIR or the CDP-FEIR. The Final EIR presents the oral and written Comments on the April 16, 1991 Community Development Plan Draft EIR received during the April 24 to June 8, 1991 commenting period, and Responses to those Comments.

This Final EIR incorporates by reference the October 21, 1991, Public Review Draft General Plan Environmental Impact Report and its supporting Appendices, prepared on the proposed City of Winters General Plan, and the May 8, 1992, Final General Plan Environmental Impact Report on the City of Winters General Plan. These documents are collectively referred to hereafter as the General Plan EIR or the GP-EIR. It is noted that the General Plan EIR incorporates by reference the City's Circulation, Water System, Sewer System and Storm Drainage Master Plans, and the General Plan Financing Plan.

This Final EIR also includes an analysis of the differences between the Community Development Plan Draft EIR and the General Plan EIR, as explained below, and changes in the proposed Community Development Plan and the conditions in which it is to be implemented. Lastly, this Final EIR contains Revisions and Corrections to the Community Development Plan Draft EIR.

Background

In mid-1990, the City of Winters Community Development Agency, the members of which are the members of the City Council, proposed a redevelopment project for certain eligible areas of the community, as authorized by the State Community Redevelopment Law (CRL). The Agency subsequently prepared, in March, 1991, a redevelopment plan, designated the City of Winters Community Development Project Area Plan, for the proposed Project Area.

Concurrently with the preparation and consideration of the Community Development Project Area Plan, the City was conducting a comprehensive update and revision of its 1986 General Plan, in order to decide, among other things, the maximum extent and location of future community development. This process was intended to ultimately lead to the preparation of a new General Plan for the community.

As a part of this process, in October, 1990, Duncan & Jones, environmental planning consultants to the City, prepared An Assessment of General Plan Alternatives, which analyzed the planning and environmental effects of implementing either of two basic community growth scenarios being considered at that time. The base data and analysis prepared for one of those scenarios, identified in that document as the Draft General Plan Revision (DGPR), was used by Piedmont Associates, redevelopment consultants to the Agency, as the basis for the preparation of the April, 1991, Draft EIR on the City of Winters Community Development Project Area Plan.

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

By the Fall of 1991, the City had proceeded with its General Plan preparation process to the point where an environmental impact report could be prepared on a General Plan proposal. Consequently, in October, 1991, Duncan & Jones and associated consultants prepared the Public Review Draft General Plan Environmental Impact Report for the City of Winters. This document presented an exhaustive analysis of the environmental effects of implementing the proposed General Plan, and a more dense alternative plan, together with other development alternatives. A proposed Final General Plan Environmental Impact Report was prepared by the consultants on May 8, 1992. On May 26, 1992, the City Council certified the General Plan EIR and adopted the new General Plan ("Alternative I" as analyzed in the General Plan EIR).

Given the certification of the General Plan EIR and the adoption of the General Plan, it was appropriate to compare the data and findings of the April, 1991 Community Development Plan Draft EIR with the newer General Plan EIR, in order to determine the extent of any differences between the two, as the CDP-DEIR was based on the Assessment of General Plan Alternatives, which was, in effect, superseded by the General Plan EIR. At the same time, the conditions surrounding the proposed Community Development Project were reviewed, to ascertain whether any substantial changes in the project, or the conditions in which it is to be implemented, have occurred. This review and comparison was the subject of the June, 1992, Addendum to the Draft EIR on the City of Winters Community Development Project Area Plan, the content of which is included in this Community Development Plan Final EIR.

REVIEW OF THE PROPOSED COMMUNITY DEVELOPMENT PROJECT AREA PLAN

A review of the June, 1992 version of the City of Winters Community Development Project Area Plan reveals that two program related changes have been made to the Plan since its initial preparation in March, 1991. First, the 55 acre McClish properties located at the southwest corner of the I-505/Grant Line Road interchange are to be deleted from the proposed Community Development Project Area. These lands are currently outside the City Limits and Yolo County will not support the inclusion of the properties in the Community Development Project Area, thus forcing them to be deleted from the proposed Community Development Project.

Second, the list of potential Agency projects included in the March, 1991 Plan has been modified by the addition of several minor projects, the elimination of the proposal to acquire and redevelop the 20 acre Winters High School site, and by consolidation of the General Economic Development Assistance Programs into the three categories of Earthquake Retrofit of Unreinforced Masonry Buildings, Downtown Improvements, and General Business Assistance. Exhibit A herein shows the revised Project Area map and the list of proposed Agency Projects from the June, 1992 version of the Community Development Plan.

The reduction in the size of the proposed Project Area will result in a reduction in any environmental impacts associated with development of the deleted lands, whether or not such impacts would have been attributable to the Community Development program. The minor project additions, consolidation of the list of potential Agency projects and the elimination of the Winters High School site project will also have no quantifiable environmental effects for consideration within the context of the Community Development Plan Draft EIR, which was prepared as a Program EIR under the provisions of the California Environmental Quality Act.

The conditions under which the Community Development Project is to be implemented will not substantially change from those analyzed in An Assessment of General Plan Alternatives. The maximum population of the built out community was originally established to be 14,808, while under the new General Plan the maximum population is to be approximately 12,500. This 15% reduction in the maximum population of the community will result in fewer expected environmental impacts associated with physical growth and development. Moreover, the adopted General Plan establishes various growth management policies (regarding, for example, the allowable mix of residential densities, timing of development, and mandated provision of needed public facilities and services) intended to accommodate and regulate future community growth. The General Plan and the General Plan EIR also reference the community's expectations for the Community Development Project, especially as to its anticipated role in providing needed infrastructure, Downtown revitalization assistance, and economic incentives to the private sector to stimulate employment production. These broad objectives of the General Plan, and thus the future conditions in which the Community Development Project is to be implemented, remain unchanged since the initiation of the General Plan preparation process. Similarly, the current physical, social and economic conditions of the proposed Project Area and community remain relatively unchanged since the preparation of the Community Development Plan Draft EIR in March, 1991.

REVIEW AND COMPARISON OF THE COMMUNITY DEVELOPMENT PROJECT AREA PLAN DRAFT EIR WITH THE GENERAL PLAN EIR

A significant aspect of the City's comprehensive efforts to update and adopt a new General Plan is that the numerous Policies within the individual Elements of the General Plan were drafted, debated and resolved within the context of the whole General Plan. That is, each Policy and each Element are interrelated and coordinated with one another. This prevents internal inconsistencies in the General Plan and, most importantly, provides explicit goals, objectives, criteria and requirements to guide future development throughout the community.

In regard to preparation of an Environmental Impact Report in concert with the preparation of the General Plan itself, the most obvious consequence of this approach is that the physical effects on the environment of future development under the General Plan have not only been weighed and judged, but have also been mitigated, at this level of analysis, within the meaning and requirements of CEQA, by the adoption of the General Plan Policies. Therefore, because the effects of such development will be mitigated by the application of such Policies as a prerequisite to development, the Environmental Impact Report need only so stipulate, and need not include additional mitigation measures.

As a result of the completion and certification of the General Plan EIR and the adoption of the General Plan, the CDP-EIR may now be updated by the incorporation of this information and utilization of this approach. Specifically, while the following comparison addresses potential development, its setting and its likely impacts in CEQA defined categories, it is herewith noted that all mitigation measures previously recommended in the CDP-DEIR are obviated by the incorporation of the content and findings of the GP-EIR, in which the adopted Policies of the General Plan are invoked and which therefore precludes the need for mitigation measures to be applied through the EIR.

Land Use and Planning Issues

Table 2 of the Community Development Plan Draft EIR (CDP-DEIR) presents, on Page 11, a "Summary of Existing and Proposed Development - Maximum Development Scenario," the information in which is based on figures presented in the 1990 Assessment of General Plan Alternatives (AGPA). Given the adoption of the new General Plan, the information in this table would be deemed to be superseded by Figure 5 (Revised) on Page E&R 54 of the General Plan Final EIR (GP-FEIR). Figure 5 (Revised) presents the revised total acreage of the General Plan study area and a breakdown of acreage by land use type by Planning Area for Alternative I, which is the adopted General Plan. The differences in the totals of the acreages within each Planning Area (noting that former Planning Area V has been divided into two areas, V and VI) from the totals in the 1990 AGPA is due generally to more accurate computations of overall acreage within each Planning Area. The differences in the breakdown of acreages within the various land use categories is due to the actual changes in allowable land uses made during the General Plan planning process.

Figure 2 of the CDP-DEIR, Page 12, which denotes the five Planning Areas, would be superseded by Figure 2, Page 15, of the General Plan Draft EIR (GP-DEIR), which shows the “Local Setting and Planning Area Boundaries.” These Planning Areas correspond to the Planning Area column headings on Figure 5 (Revised), noted above.

The principal consequence of these changes between the AGPA and the GP-FEIR is that the ultimate build out of the community in conformance with the adopted General Plan will be at slightly reduced densities, with a resulting reduction in maximum population, as noted above. At the same time, the allocation of land among the various land use types has not been dramatically altered during the planning process. More specifically, the allocation of lands by land use type has not required any revisions of the proposed Community Development Project that would affect the content or findings of the CDP-DEIR, aside from the elimination of suggested mitigation measures.

Population and Housing

Table 3 of the CDP-DEIR, on Page 14, which presents a “Summary of Existing and Proposed Housing and Population - Maximum Development Scenario,” has not been directly updated in the GP-EIR. In the GP-FEIR, Figure 6 (Revised), on Page E&R 55, presents a “Summary of Land Use Designations and Acreage for Vacant Land: Alternative I,” and Figure 7 (Revised), on Page E&R 56, presents a “Summary of Dwelling Units and Commercial Gross Floor Area for Vacant Land by Planning Area.” These two tables together contain similar categories of data to Table 3 of the CDP-DEIR. Also, on Pages E&R 10 and E&R 11 of the GP-FEIR, the two Revisions noted for Page 59 of the GP-DEIR contain statements regarding the potential maximum population resulting from build out under these acreages and policies adopted in the General Plan to address this build-out.

The adopted General Plan and information contained in the GP-FEIR relative to the Population and Housing section of the CDP-DEIR has not required any revisions of the proposed Community Development Project that would affect the content or findings of the CDP-DEIR, aside from the elimination of the suggested mitigation measures.

Transportation/Circulation

The future roadway network of the adopted General Plan, shown on Figure 18 (Revised), Page E&R 57 of the GP-FEIR, is somewhat modified and refined from that assumed in the 1990 AGPA and the CDP-DEIR. The key modifications to the Winters roadway network are identified in the GP-FEIR, Page E&R 15, regarding the Revision to Page 81 of the GP-DEIR.

Table 5 of the CDP-DEIR, Page 25, presents the “Maximum Development Scenario - Unmitigated PM Peak Hour Levels of Service at Build Out.” The GP-FEIR does not provide a similar table; however, the Revision to Page 85 of the GP-DEIR stated on Page E&R 15 of the

GP-EIR outlines the maximum average daily traffic expected under the General Plan build out. Figure 21 (Revised), “Forecast of Daily Traffic - 12,500 Population,” would replace Figures 6 and 7, Pages 26 and 27, of the CDP-DEIR.

Table 6 of the CDP-DEIR, Page 31, presents the “Maximum Development Scenario - Forecast PM Peak Hour Volume-to-Capacity Ratios and Levels of Service, After Mitigation.” This table would be superseded by Figure 22, Page 90, of the GP-DEIR, which presents the “Forecast PM Peak Hour Levels of Service.” The differences in the Levels of Service at the identified intersections are due to the revisions and refinements made to the overall roadway network and the land use changes in the adopted General Plan.

The adopted General Plan and information contained in the GP-EIR relative to the Transportation/Circulation section of the CDP-DEIR has not required any revisions of the proposed Community Development Project that would affect the content or findings of the CDP-DEIR, aside from the elimination of the suggested mitigation measures.

Remaining Areas of Analysis

Comparison of the information included in the Land Use and Planning Issues, Population and Housing, and Transportation/Circulation sections of the CDP-DEIR with the corresponding information in the GP-EIR provides an outline of the most significant differences between the content of the CDP-DEIR and the GP-EIR. The remaining sections of the CDP-DEIR were similarly compared to the more recent information in the GP-EIR. This comparison of the remaining CDP-DEIR sections indicated either similar or non-quantifiable overall reductions in potential environmental impacts associated with maximum build out, which would not require any revisions of the proposed Community Development Project that would affect the content or findings of the CDP-DEIR, aside from the elimination of the suggested mitigation measures.

RESPONSES TO COMMENTS

During the April 24 to June 8, 1991 period for commenting on the Community Development Plan Draft EIR, written comments were received from the Yolo County Library, the Yolo County Flood Control and Water Conservation District, the Dry Creek Citizens Group, Sacramento County-Yolo County Mosquito Abatement District, the Yolo County Administrator's Office, the California Regional Water Quality Control Board, the California Department of Transportation, and the Winters Joint Unified School District.

These written comments are reproduced herein. Specific Comments within these letters have been identified by the EIR authors and marked in the margins of each letter. Following each letter are the Responses to the written Comments.

The Winters Planning Commission held a Public Hearing on the Community Development Plan Draft EIR on May 28, 1991, at which time several oral comments were made by members of the public and the Commission. Comments from the public and the Commission were either followed up by written correspondence (e.g. the Library, the School District and the Dry Creek Citizens Group), or were orally responded to at the meeting, with no further Response required (e.g. Cemetery District and individual Planning Commissioners).

**YOLO COUNTY LIBRARY
373 N. College St.
Woodland, Ca. 95695**

Mary Stephens
County Librarian

(916-8005)

May 28, 1991

Marion Cantor, Chairman and
Members of the Winters Planning Commission
City Hall - 318 First Street
Winters, CA 95694

Dear Planning Commission:

Thank you for the opportunity to comment on the Draft EIR on the City of Winters Community Development Project Area Plan. I request that library services be included under public services in the plan and suggest the following information be included:

The Yolo County Library provides library services to the citizens of Winters through the Winters Branch Library, a community focused library organized to meet the informational, educational, and recreational needs of a diverse public. The Winters Branch is located in a county-owned building at 201 First Street. It is open 27 hours per week, including one morning, five afternoons and two evenings. The collection of approximately 30,000 volumes contains books of interest to children and adults in English and Spanish, a basic reference/information collection and large print books as well as subscriptions to 62 magazines and 5 newspapers. An "Impact" catalog on compact disk provides access to the entire Yolo County Library collection as well as to the collection of the libraries in the Mountain Valley Library System. Current staffing is 1.04 full time equivalent.

I am concerned about the impact of Redevelopment on the Winters Branch Library operating budget. The library is underfunded for the kinds of services the residents of Winters expect. We cannot afford to lose any property taxes as the demands continue to exceed existing revenue.

I am also concerned about the impact of a 10,000+ increase in population on the existing branch library building. Using a 2010 estimated population of 15,000 and our standard of .5 square feet per capita, Winters will need a

7,500 square foot building, or approximately twice the size of the existing 3,700 square foot building. We need the support and cooperation of the city as we plan for that expansion, and I am pleased to see "construct a library" in the Summary of Potential Agency Projects. I also like the idea of relocating the Winters Branch in a more central civic center complex should funding permit.

I look forward to working with you to improve library services in Winters.

Very truly yours,



Mary L. Stephens,
County Librarian

cc: Supervisor Cowles Mast
Donna Landeros, County Administrative Officer
Friends of the Winters Branch Library
Yolo County Library Advisory Board
Ets Kanenaga, West Yolo Regional Librarian

Yolo County Library

1. Comment Acknowledged. It is noted that comments virtually the same as this were made by the County Librarian to the City in regard to the General Plan consideration and the EIR thereon. Accordingly, those GP-FEIR Comments PH(D)-8, PH(D)-9, and LIBRARY-1, as well as Responses 7-18, 7-19, and 7-20, respectively, found on Pages 249-250 of the GP-FEIR, are incorporated herein by reference. It is further noted that, per those Comments and Responses, and in specific Response to the County Librarian's CDP-DEIR Comment, the City included a new Goal (IV-I) and related Policies (IV.I.1 and IV.I.2) in the adopted General Plan, "directing the City to maintain a high level of library services in Winters, by assisting the County in obtaining a site and funding for construction of a new branch library, as well as sufficient operating funds. The addition of this policy to the Draft General Plan (DGP) would avoid a potential significant impact on public library services in Winters." Lastly, it is also noted that the Community Development Agency has included the remodeling of the library as a desired Agency project, to be funded from the Agency's tax increment revenues.

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

Effective water resource management

YOLO COUNTY
**FLOOD CONTROL &
WATER CONSERVATION
DISTRICT**



June 6, 1991

Mr. Perry Beck
City of Winters Community
Development Agency
318 First Street
Winters, CA 95694

Re: Comments on Draft Environmental Impact Report on the
City of Winters Community Development Project Area Plan

Dear Mr. Beck:

The Yolo County Flood Control and Water Conservation District ("District") has reviewed the City of Winters draft Environmental Impact Report on the City of Winters Community Development Project Area Plan dated April 16, 1991, and has the following comments.

Page I-2. The draft EIR acknowledges that the City of Winters is currently updating its general plan. The redevelopment law, however, provides that the City must have a general plan which meets the requirements prescribed by the State Planning and Zoning Law before any area is designated for redevelopment. Accordingly, the District requests that the City of Winters Community Development Agency ("Agency") delay adopting the redevelopment plan until after the general plan is updated.

Page 1. The project area is defined as being located in the City of Winters. It is our understanding that a significant portion of the proposed project area is located in the unincorporated area. Since the Agency cannot form a redevelopment area in the unincorporated portions of the County without the County's consent, the District requests that the scope of the project area be limited to only portions within the City limits.

Project Description. The project description is overly broad and unspecific. In Table 1, there is a "laundry list" of desired City infrastructure improvements and community facilities. There is no time table or explanation as to when or if the various projects will be implemented. There is no explanation as to how these various improvements will further the project goals described in the draft EIR. There is no explanation as to whether the tax increment financing will be adequate to finance all, most or only some of the projects. There is no commitment on the part of the Agency or the City to construct any of the projects.

34274 State Highway 16
Woodland, CA 95695
(916) 662-0265
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General Manager
James F. Eagan

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

Mr. Perry Beck
June 6, 1991
Page 2

Due to the inadequate project description, it is difficult for the District to adequately assess the draft EIR and to assess the impacts of the project on the District. The project description in the draft EIR should be expanded and clarified.

Page 10. The draft EIR concludes that there will not be any significant impacts on land use and planning "because all future development would be subject to the zoning and land use designations of the City." The District disagrees with this conclusion. The land use changes themselves which will occur as a result of the project are significant, even though they may be subject to and consisting with current zoning and general plan requirements. The draft EIR should concern itself with changes from the status quo. For purposes of assessing such changes, it is not really relevant whether they are consistent with zoning and general plan land use designations.

Page 10-11. The development outlined in Table 2 is identified as "an unavoidable secondary effect of implementing the Project." The draft EIR should identify this secondary effect as significant.

Page 12. The changes in land use resulting from the project are identified as beneficial. A beneficial impact does not necessarily equate with a less than significant impact. Moreover, not everyone would agree that the proposed changes in land use are beneficial. Others may perceive such changes as nonbeneficial, especially those desirous of maintaining the rural and agricultural nature of the winters area. This section should be clarified.

Page 15. The draft EIR concludes that there will be substantial out-migration for employment due to the jobs/housing imbalance. The draft EIR fails to consider the secondary effects of this anticipated out-migration such as transportation and air quality impacts from the numerous additional out-of-town vehicle trips.

Page 15. The unavoidable secondary effect of population growth should be expressly identified as a significant effect of the project.

Potentially Significant. The draft EIR characterizes many impacts as "potentially significant." CEQA, however, requires that the impacts be identified as either significant or not significant. This is a very important distinction as to the obligation of the lead agency to make findings concerning the impacts. Consequently, wherever the draft EIR identifies a "potentially significant" impact, the EIR should be corrected to identify the impact as "significant." In light of the low threshold of the standard for significance (i.e., whether there may be an impact on the environment), any impact that is potentially significant should be identified as significant.

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Page 3

Beneficial Impacts. Throughout the draft EIR, many impacts from Agency proposed projects are identified as "beneficial." (See e.g., pages 23, 40, 43, 52, 54, 56, 58, 60, 62, 65, 69, and 71-75.) These impacts result from the Table 1 improvements to be implemented by the Agency. As discussed above, however, there is no clear obligation to construct any of these improvements at any given time; it is not clear when or if any of the improvements will be constructed; it is not clear whether the tax increment financing will be adequate to fund all, most or only some of the improvements; and it is not clear when certain of any or all of the projects will be constructed. Accordingly, without knowing when or if any of the improvements will be constructed, it is misleading to identify them as a beneficial impact of the project.

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For the same reasons, these projects with "beneficial impacts" cannot be relied upon as a basis for mitigation to reduce a significant impact to a less-than-significant level. CEQA requires that mitigation measures be reasonably expected to reduce adverse impacts. If there is no commitment or clear understanding as to when a mitigation measure will be implemented, there is no way to find that the mitigation measure will alleviate or reduce a significant environmental effect.

Page 24. In analyzing traffic impacts, certain alterations to the existing circulation system were assumed to be complete for purposes of analysis. Why was this assumption made? Is there a commitment and funding in place to construct these improvements? Unless it is a certainty that these improvements will be constructed in the near future, the EIR should not assume their existence for purposes of environmental review.

Page 28-29. Certain street improvements are identified as necessary to mitigate potential traffic impacts. If these are to be incorporated as mitigation measures to reduce traffic impacts, what is the commitment and source of funding and time table to construct these improvements? It is important that the monitoring program describe how the City will insure the timely construction of these improvements.

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Page 31. Even with the mitigation measures, the level of service at the Grant Avenue/Railroad Street intersection will remain at level of service D, clearly an unacceptable level of service by any standard. Accordingly, the draft EIR should clearly identify this impact as an unavoidable significant impact of the project. (The first paragraph on page 33 should also be corrected accordingly.)

Page 43. Numerous statements are made in the draft EIR that most development from the project will be infill or redevelopment of land currently in an urban setting. Why then does the project area include undeveloped, agricultural lands?

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Page 4

Page 51. It is very unclear how the mitigation measures suggested as a means to avoid air quality impacts will obtain this goal. The mitigation measures are simply an obligation to cooperate with other agencies, develop and implement unspecified development emissions control measures, develop unspecified transportation improvements, and encourage reasonable control measures. The District fails to see how such weak mitigation measures will actually reduce air quality impacts from the vehicle trips associated with the project. The draft EIR should either identify air quality impacts as unavoidable and significant, or set forth more realistic mitigation measures and better explain how the mitigation measures will avoid air quality impacts.

Page 55. The draft EIR identifies a potential impact with respect to a need for increased police services. As a mitigation measure, the draft EIR suggests developer fees to fund personnel costs necessary to serve such development. It is illegal to use developer fees to fund operation and maintenance costs such as personnel. Accordingly, additional mitigation measures should be set forth or this impact should be identified as unavoidable and significant.

13

Page 56-57. The draft EIR identifies impacts on fire protection service as significant. There are, however, no real mitigation measures suggested to support the "reduced to a less than significant level" conclusion. Realistic mitigation measures which can be implemented by the Agency should be set forth, or this impact should be identified as unavoidable and significant.

Page 61. The draft EIR identifies increased parks and recreation maintenance as a significant impact of the project; however, there are no mitigation measures suggested to address this impact. It is unlawful to use developer fees for this purpose. Appropriate mitigation measures should be suggested, or this impact identified as unavoidable and significant.

Page 63-64. There is no showing that the proposed mitigation measures for impacts on water service will be adequate to alleviate the impacts. There is no showing that the groundwater supply is adequate to meet the needs of the project at full build out. Rather than to study the groundwater basin at some time in the future to determine the relative long-term yield, CEQA requires that this analysis be done now in connection with the major proposed project.

14

The draft EIR acknowledges that the City of Winters extracts water from a large aquifer extending beneath the City from Cache Creek to the north. The draft EIR should analyze the impacts on the groundwater basin from the cumulative impacts of increased groundwater pumping throughout the County of Yolo. It has been our experience that, with the fifth year of a continuing drought, there has been a significant increase in the amount of groundwater pumping throughout the District, including the area around Winters. The draft EIR should analyze the cumulative impacts of all of this pumping.

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Page 5

In an effort to improve the groundwater storage situation throughout the District, the District is developing a groundwater recharge program. The development of this program will be funded from the District's general fund revenues, primarily from property taxes. As explained in the June 5, 1991, letter to Perry Beck, this project will have a significant fiscal impact on the District resulting in adverse secondary impacts on the District's ability to pursue the groundwater recharge program. This secondary effect must be analyzed in the draft EIR. In other words, if the funding loss from this project renders the District unable to pursue the groundwater recharge program, then there could be potential impacts on the groundwater supply.

15

Page 69-70. The drainage water which flows downstream from Winters contributes to flooding downstream in areas in the eastern part of the County. The draft EIR, however, focuses only on local impacts. It acknowledges, though, that the proposed development may increase runoff by approximately 27 percent. The impact of this additional runoff on areas downstream from the City of Winters must be analyzed in the draft EIR.

16

Page 77. The cumulative impacts analysis is weak. This analysis should be expanded to consider relevant cumulative impacts, especially with respect to use of water from the groundwater basin, area wide flooding and drainage concerns and impacts, and regional air quality and traffic concerns. To the extent other projects overlying the same groundwater basin are proposed or pending, and/or projects within the same drainage basin are proposed or pending, they must be considered in the cumulative impacts analysis. Information regarding proposed and pending projects should be available from the Yolo County Planning Department and the planning department of affected cities.

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Page 80. The discussion concerning alternative project area configurations should be expanded. Specifically, there should be a more detailed consideration of a specific alternative project area excluding all of the undeveloped areas on the outskirts of the proposed project area, and also excluding lands within the unincorporated area. The revised alternative analysis should specifically delineate the revised proposed project area, and more specifically discuss whether or how any of the significant effects from the project will be alleviated or reduced from this revised project scope.

18

The draft EIR does not contain any proposed reporting or monitoring program as required by CEQA. Due to the unspecific nature of many of the mitigation measures, and the vague and unclear commitment of the City and the Agency to construct and implement mitigation measures, the reporting or monitoring program will be particularly important for this project. The District requests the opportunity to review the proposed reporting or monitoring program prior to the Agency's consideration of the final EIR.

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FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

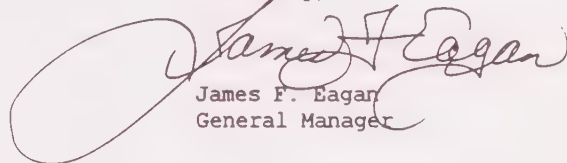
Mr. Perry Beck
June 6, 1991
Page 6

As explained in the June 5, 1991, letter to Perry Beck, and as explained above in connection with impacts on the District's groundwater recharge program, this project will have adverse fiscal impacts on the District which will translate into secondary environmental effects. In particular, as a result of the loss of revenue from this project, there will be an adverse impact on the District's ability to pursue and implement the proposed groundwater recharge, drainage and flood control, and water right protection programs. Consequently, the District and its residents may suffer in terms of reduced flood control and drainage protection, less groundwater supply availability, and potential loss of valuable water rights due to decreased efforts of the District to further these programs. The analysis of the secondary consequences of the project should be considered in the draft EIR.

20

The District appreciates this opportunity to comment on the draft EIR. Please consider and address our comments in preparing the final EIR. If you have any questions concerning this matter, please feel free to contact me.

Sincerely,



James F. Eagan
General Manager

JFE:lss

Yolo County Flood Control and Water Conservation District

1. As noted in the Introduction to this Final EIR above, the City Council adopted the new General Plan on May 26, 1992.
2. As noted in the Introduction to this Final EIR above, the lands located outside the City Limits have been eliminated from the proposed Community Development Project Area.
3. As stated on Page S-1 of the CDP-DEIR, “The ‘Project’ which is the subject of this Draft Environmental Impact Report is the City of Winters Community Development Project Area Plan (the ‘Plan’).” “The Plan would authorize and help finance a comprehensive set of Agency projects related to public infrastructure improvements, community facilities and other support projects, all as identified in Table 1 of this Draft EIR.” The potential Agency projects presented in Table 1 (as subsequently slightly modified per the June, 1992 version of the Plan, as explained above) are readily identifiable and intended to be implemented.

As stated on Page 8 of the CDP-DEIR, “Most of the projects listed in Table 1 are in the early stages of planning. Specific sites or development proposals which would enable specific focused evaluation of each project have not yet been proposed. Because of the lack of specific information about each project, the evaluation of these projects is based on a program of improvements, rather than each specific project. This has resulted in an EIR which evaluates the cumulative impacts of the proposed program of projects (specific impacts of proposed projects are discussed where applicable), and is intended to give decision makers a better idea of the overall impacts of implementing the Plan.”

On Page I-2 of the CDP-DEIR, it is stated that the Agency’s projects will be “specifically designed, approved and implemented by the Agency on an annual basis over the next ten to fifteen years.” As stated on Page 1-8 of the June, 1992 Report on the Community Development Project, “The proposed projects...will alleviate blight and blighting conditions existing within the Project Area directly, be correcting inappropriate land use patterns, improving circulation and parking and decreasing traffic congestion, improving housing opportunities, providing increased employment and economic growth, and by improving social and recreational opportunities and visual amenities for the Project Area and community.”

As stated on Page 3-9 of the Report on the Community Development Plan, “The tax increment revenues projected to be available to the Winters Community Development Agency over the life of the proposed Project will be expended by the Agency in accordance with the provisions and restrictions of the Community Redevelopment Law and other applicable statutes and rulings. Part 1 of this Report sets forth the list of projects of benefit to the Project Area that the Agency anticipates implementing. The total estimated cost for these projects will certainly exceed the Net Present Value of Net Tax Increments indicated on Table #1. However, funding from the Project will provide

only a part of the overall financial resources that will be utilized to implement the Winters Community Development Project. It is customary for a program of this nature to utilize tax increment funds as a leverage to secure additional public and private investment in the implementation of the Project.”

4. The environmental effects associated with actual land use changes in the Project Area and community, whether facilitated by Agency actions or not, are addressed in the General Plan EIR. The fact that the Agency’s proposed projects are consistent with the General Plan and GP-EIR is indeed relevant, in that the analysis of environmental effects pertains specifically to land use changes permitted by the General Plan and, by definition, not to land use changes that conflict with the General Plan.
5. Development of the community under the “Maximum Development Scenario” identified in the CDP-DEIR, or now, under that set forth in the approved General Plan, was specifically not identified as a Significant Effect on the Environment. As defined in CEQA, a Significant Effect on the Environment is “a substantial adverse change in the physical conditions that exist in the area affected by the proposed project.” In the subject instance and context, build-out of the community per the General Plan approved by the community does not constitute an adverse change. At the same time, as noted in both the GP-EIR and the CDP-DEIR, when individual projects within the auspices of the General Plan are actually proposed for development, the analysis of environmental impacts undertaken at that time, for that specific set of circumstances and requested decision, may find that the particular proposed project would have a Significant Effect on the Environment.
6. See Response #5 above. Implementation of the projects proposed by the Agency is deemed to be beneficial in that the proposed projects are intended to facilitate overall development and redevelopment in accordance with the approved General Plan. To the extent that controversy or a disagreement among experts may exist as to whether the land use changes provided for in the General Plan may be considered adverse, rather than beneficial, these issues were addressed in the GP-EIR.
7. The CDP-DEIR does not conclude that there will be substantial out-migration for employment, but that there is such now. Further, the CDP-DEIR states that the jobs/housing balance, or imbalance, is itself not a physical effect on the environment requiring analysis under CEQA.

It is also noted herewith that Section 15044 of the CEQA Guidelines limits the comments of Responsible Agencies (e.g. the Flood Control and Water Conservation District) to those areas in which the Responsible Agency has expertise or jurisdiction. As such, the Flood Control District exceeds its authority when commenting on these areas of the CDP-DEIR.

8. See Response #5 above.

9. Impacts were identified as “Potentially Significant” in the CDP-DEIR where the application of Mitigation Measures could subsequently reduce the impacts to a less-than-significant level. As stated above, the incorporation of the content and findings of the General Plan EIR, and more specifically its determination that application of General Plan Policies obviates the need for EIR mitigation measures, similarly eliminates the need to include mitigation measures in the CDP-EIR.
10. See Responses #5 and #6 above. As explained above, the various projects the Agency intends to implement will be beneficial in the context of the development and redevelopment of the Project Area and community in conformance with the approved General Plan. The potential secondary effects of implementing these projects, i.e. the growth which they may facilitate or accommodate, are addressed in the CDP-DEIR, or the General Plan EIR, to the extent necessary at this level of investigation, or which will be addressed in future environmental impact assessments of specific projects when they are proposed for implementation.
11. As Section 15044 of the CEQA Guidelines limits the comments of Responsible Agencies (e.g. the Flood Control and Water Conservation District) to those areas in which the Agency has expertise or jurisdiction, the Flood Control District exceeds its authority when commenting on these areas of the CDP-DEIR.
12. See Response #2 above regarding the elimination of lands outside the City Limits from the proposed Project Area, which lands are in agricultural use. It is noted, however, that the inclusion of undeveloped, agricultural lands in the proposed Project Area does not necessarily, or in fact, conflict with the statement that most Agency assisted development would be infill or redevelopment of land currently in an urban setting.
13. As Section 15044 of the CEQA Guidelines limits the comments of Responsible Agencies (e.g. the Flood Control and Water Conservation District) to those areas in which the Agency has expertise or jurisdiction, the Flood Control District exceeds its authority when commenting on these areas of the CDP-DEIR.
14. The Water Supply System section of the GP-DEIR and corrections and amplifications to that information provided in the GP-FEIR update and supersede the information provided in this section of the CDP-DEIR. As noted in the GP-EIR, specifically the ERRATA and REVISIONS to Pages 99, 100 and 101 of the GP-DEIR, presented on Pages E&R-17 and E&R-18 of the GP-FEIR, the Final General Plan incorporates Policies to conserve water, ranging from Moderate to Aggressive to Maximum, and also includes Policies to provide for City participation in an areawide groundwater management study and feasibility study of rebuilding the Winters Dam on Putah Creek, to require the use of drought-tolerant landscaping, the use of treated sewage effluent for appropriate landscaping and irrigation needs, water meters on all new hook-ups and a meter retrofit program for existing connections.

15. The financial effects on the Flood Control and Water Conservation District resulting from the adoption and implementation of the Community Development Project are addressed in the Report on the Community Development Project, a separate document prepared by the Community Development Agency. The District's "loss" of property tax revenues and the effect of such on the District's ability to pursue a groundwater recharge program, and the potential environmental effects of not undertaking such a program, are beyond the scope of this EIR.
16. As stated in the REVISION to Page 107 of the GP-DEIR, on Page E&R-19 of the GP-FEIR, "For ultimate development of the flood-overlay area, which would be required to accommodate the projected population anticipated by the Final General Plan, the Master Plan indicates future studies will be necessary. The Public Facilities and Services section of the Final General Plan, consistent with the Land Use section, indicates that the completion of a feasibility and design study for a comprehensive solution to the drainage problems in the flood-overlay area will be necessary."

And, as stated in the REVISION to Page 109 of the GP-DEIR, on Page E&R-20 of the GP-FEIR, "Undeveloped areas located outside of the 100-year flood plain will be relieved of any storm drainage impacts by providing storm drains to be routed along major roads, draining to Dry Creek and Putah Creek. The Storm Drainage Master Plan identifies the necessary pipe sizing for replacement and new storm drains, sets standards for catch basins, and delineates three new major drainage areas each with a main drainage line." Thus, analysis of the downstream impacts resulting from flooding in the 100-year flood plain in the Winters General Plan area is outside the scope of this EIR, while drainage from future development of the remaining portions of the General Plan area will be accommodated and controlled by adherence to appropriate General Plan Policies.

17. See Response #16 above.
18. As noted in the Introduction to this Final EIR above, the lands located outside the City Limits have been eliminated from the proposed Community Development Project Area. As stated in the Alternative Project Area Configurations section of the CDP-DEIR, elimination of lands from the Project Area with the intent to reduce environmental effects also reduces the Agency's opportunities to address blight and blighting influences by stimulating economic development, providing public infrastructure improvements, and by pursuing needed public facilities, and for that reason alternative Project Area configurations were rejected.
19. See Response #9 above regarding the elimination of mitigation measures and thus the need to establish a mitigation monitoring program.
20. See Response #15 above.

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

June 7th, 1991

City of Winters
Planning Commission
Winters, CA 95694

The Dry Creek Citizens Group, in consultation with Kathryn Tobias (an attorney with the Sacramento firm Downey, Brand, Seymour, and Rohwer), has reviewed the draft EIR on the City of Winters Community Development Project Area Plan.

The economic and aesthetic values of the Putah-Dry Creek system to the Winters community are not fully explored in the draft EIR. The creek system is an invaluable and rare geographic feature that can draw customers to the Winters business community. Thus the creek system is a unique economic resource to the city.

As you know, the Dry Creek Citizens Group has started to pursue collection of data regarding flood and ecological impact on Dry Creek due to any further development in the Winters area. We anticipate funding for these studies within the next two years. With the support of the City of Winters, we expect that any plans or development proposed to the City by any group will include the need for collection of baseline figures prior to development. This collection of data must be addressed in any serious discussion of development in the Winters area.

The draft EIR document for the Winters Community Development Project Area Plan fails to acknowledge one of the two drainages in the Winters area, the Dry Creek drainage. Although Moody Slough drainage is described in the draft EIR, the mitigation measures described may be inadequate to alleviate ecological and drainage problems inherent to development in that area. Without proper studies of both areas prior to development, these drainages may experience dramatic and irreparable damage, and private properties and houses along the area may be jeopardized. Any appropriate EIR must call for adequate studies that will provide baseline figures and a thorough assessment of impacts on the the Dry Creek ecosystem. Additionally, an assessment of the percolation value of such geographic features as the large dry lake north of highway 128 must be made. Such detention areas are becoming recognized as valuable recharging systems for ground water. This dry lake may also act as a flood control for the Dry Creek area. Such geographic phenomenon must be assessed in relation to their value to flood and erosion control in the Dry Creek drainage prior to any further development. Private properties down creek may be placed in intolerable flood conditions otherwise.

Any continued development of the Dry Creek drainage has significant impact which has not been taken into account in the draft EIR. Overall, we find that the work of The Dry Creek Citizens Group has virtually been ignored in both the Winters Community Development Project Area Plan and its EIR. It is the opinion of our legal counsel that because the document fails to address the entire drainage area, further work is needed on the document and the document should then be recirculated. We ask that this be done.

Sincerely,



Valerie Whitworth
Dry Creek Citizens Group

cc Kathryn Tobias, Dry Creek Citizen Group Steering Committee, Winters City Council

Dry Creek Citizens Group

1. Comment Acknowledged. It is noted that comments virtually the same as this were made to the City in regard to the General Plan consideration and the EIR thereon. Accordingly, those GP-FEIR Comments WEIRW-52 and PH(D)-18 (Whitworth), and Responses 9-7 and 9-14 to those Comments, respectively, found on Pages 263, 264, 265, 268 and 269 of the GP-FEIR, are incorporated herein by reference. It is further noted that, per those Comments and Responses, and in specific Response to the Dry Creek Citizens Group's CDP-DEIR Comment, the City included Policy VI.C.4 and Implementation Program VI.4, to address the issues of preparing a Habitat Management Plan for the region that would provide baseline data for the Winters area on special status taxa.

Adoption of the General Plan and certification of the General Plan EIR, which address these issues and which are incorporated herein by reference, eliminates the need to revise the CDP-EIR to address these issues.

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

Sacramento County - Yolo County

1650 SILICA AVENUE
SACRAMENTO, CALIFORNIA 95815
TELEPHONE 916/922-6526
FAX: 916/924-1071

MOSQUITO ABATEMENT DISTRICT

ALLEN R. HUBBARD, MANAGER
IRVIN R. SCHAUER, ASSISTANT MANAGER
THERESA G. STRATTON, OFFICE MANAGER
DAVID A. BROWN, ADMINISTRATIVE ASSISTANT

To: Community Development Department
City of Winters

6-6-91

Subject: Draft Environmental Impact Report on the City of Winters Community Development Project Area Plan


Thank you for the opportunity to comment on the City of Winters Draft Environmental Report on the City of Winters Community Development Project Area Plan. There are a few issues listed in the report that cause our agency some concern.

First, some of the measures listed on pg. 64 concerning water demand mitigation have the potential for causing some significant mosquito problems. The use of detention basins to hold water may provide an excellent mosquito breeding habitat in some cases. Also, the use of reclaimed wastewater for irrigation purposes has already been documented as a potential mosquito source.

Second, on pg. 65 it is stated that an additional "100 more acres of land for spray irrigation" will be needed to be added to the existing spray field of 140 acres that is used for sewage treatment. The current 140 acre field has already demonstrated an ability to produce mosquitoes, and an additional 100 acres would cause an increase of our District's control efforts.

If measures are not taken to reduce the possibility of mosquito breeding at these sites, there is a potential of mosquitoes being a significant problem in the project area.

Sincerely,


David Brown
Administrative Assistant

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Woodland

Sacramento County - Yolo County Mosquito Abatement District

1. Adherence to General Plan Policies regulating development of private sector property and the provision of additional public facilities is intended to reduce opportunities for mosquito breeding and thus minimize the effects that such development will have on the Mosquito Abatement District.



County of Yolo

OFFICE OF THE COUNTY ADMINISTRATOR 625 Court Street, Room 202 Woodland, California 95695 (916) 666-8150

COUNTY ADMINISTRATOR
DONNA LANDEROS

May 7, 1991

Perry Beck, City Manager
CITY OF WINTERS
318 First Street
Winters, CA 95694

Dear Perry:


SUBJECT: City of Winters Community Development (Redevelopment) Project Area
Draft Environmental Impact Report

Attached is a brief review and comment on the Draft EIR for the Redevelopment Plan. In addition to our earlier comments, we would like to submit this item and reiterate our concerns that the Draft EIR has an extremely limited view of "Public Services."

Public Services other than police, fire, schools and parks need to be identified. They should include, but not be limited to, detention and court services, public health, environmental health, tax administration and assessment, social services, library, job training and all of the other services provided by the County and other public agencies.

Thank you.

Sincerely,


Thomas Gardner
Assistant County Administrative Officer

TG:ra
attachment
A:WINTERS.528

DRAFT ENVIRONMENTAL IMPACT REPORT

The Draft Environmental Impact Report (DEIR) on the City of Winters Community Development Project Area Plan was prepared by Piedmont Associates. The following comments have been prepared based on our review of this document.

It is our understanding that there is a growth moratorium in place while the 1986 General Plan is revised. A Draft General Plan Revision (DGPR) was completed in February 1990 but has not been adopted. Thus, it appears that the redevelopment plan is based on an unofficial land use plan.

Nevertheless, the DEIR discusses impacts based on this DGPR and incorporates information from the environmental assessment made of the DGPR and an alternative plan.

What land use plan is considered to be the governing land use plan for the redevelopment plan? When does the City intend to adopt a revised general plan?

Does the Agency intend that the City's existing general plan will be the governing land use plan for the redevelopment agency, given that it has not adopted the DGPR?

Would the redevelopment plan or the general plan take precedence?

The DEIR appears to be evaluating the impact from build-out of the amended general plan. It does not appear to specifically address the impact from proposed redevelopment projects. Mitigation measures are proposed which include redevelopment projects.

Shouldn't the DEIR focus on the impact of proposed projects?

The Redevelopment Plan cited traffic as a blighting condition. The information presented on page 22 of the Draft EIR indicates that traffic is not a major problem in the Project Area currently. It indicates that the existing level of service is C for the major intersections in town. The Draft EIR further indicates that traffic may become a critical problem in the future once new development occurs, particularly from residential growth outside of the Project Area.

Would it not be more appropriate for new development to support a greater share of the traffic improvements given that it is not the prime cause of the problem?

The following questions relate to blight.

What blight does the dam component of the proposed new Putah Creek Bridge address?

What is the current situation with the capacity of sewage treatment facility? The DEIR appears unclear on this point.

Yolo County Administrator's Office

1. Consideration under CEQA of the physical effects of the Project on the environment does not require analysis of County detention services, court services, public health services, environmental health services, library services, or job training services. Therefore, except for an investigation of General Plan Policies applicable to the Winters Library, an analysis of these services was not included in this EIR.
2. As noted in the Introduction to this Final EIR above, the City Council adopted the new General Plan on May 26, 1992. It is this document that will govern general land use and development decisions throughout the community, including the territory within the Community Development Project Area.
3. As noted on Page S-1 of the CDP-DEIR, "Given the broad scope of the Agency's proposed projects, which will be more specifically designed, approved and implemented by the Agency on an annual basis over the next ten to fifteen years, this EIR is being prepared as a Program EIR under CEQA. Both Agency projects and private development or redevelopment proposed within the Project Area will be subject to further environmental assessment when such projects are actually designed and proposed for construction. Preparation of this Program EIR at this time is intended to provide the widest possible dissemination of information about the Plan, to identify potential environmental impacts associated with implementing the proposed Agency projects, to suggest measures to fully or partially mitigate those impacts, and to allow for full public comment on the proposed Community Development project."
4. Traffic improvements needed to serve future development will be funded by such development in accordance with adopted General Plan Policies. The streets improvements proposed for implementation by the Agency (see Exhibit A herein) will address existing needs.
5. Construction of the Putah Creek dam would be expected to address groundwater recharge concerns and would provide economic assistance and a needed recreational facility for the Project Area and community. As noted on Page 65 of the CDP-DEIR, the sewage treatment plant has a capacity to serve a population of approximately 5,200. Proposed Agency projects (see Exhibit A herein) call for the installation of critically needed sewer mains; any future expansion of the treatment plant would be paid for by benefitting development.

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

STATE OF CALIFORNIA

PAUL WILSON, Governor

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD— CENTRAL VALLEY REGION

3443 HOUTILLER ROAD, SUITE A
SACRAMENTO, CA 95827-3044
PHONE: (916) 361 5600
FAX: (916) 361 5686



6 May 1991

Mr. Perry Beck, Manager
City of Winters
318 First Street
Winters, CA 95694

COMMUNITY DEVELOPMENT PROJECT AREA PLAN DRAFT EIR, CITY OF WINTERS, YOLO
COUNTY (SCH NO. 91013040) - CASE NO. 162

We have reviewed the Draft EIR, dated 16 April 1991, for the subject project
as it relates to water quality issues. Our comments are as follows:

1. Page 65 - The City's trailer mounted emergency diesel pump is not functional. The City is in violation of waste discharge requirements for failing to provide backup power. 1
2. Page 65,66 - The wastewater treatment/disposal facilities are near hydraulic capacity based on the City's Sewer System Master Plan dated February 1991. The proposed mitigation measures of calculating flow/disposal rates, nitrate investigation, and fee collection do not reduce the impacts of development on a near capacity facility. A mitigation measure would need to reduce flows or increase capacity to reduce impacts to a less than significant level. 2

Please call me at (916) 361-5656 if I can be of assistance.

Richard McHenry

RICHARD MC HENRY
Area Engineer

RPM:gs

cc: State Clearinghouse, Sacramento

California Regional Water Quality Control Board - Central Valley Region

1. Comment Acknowledged. The City intends to improve its emergency back-up capabilities as revenues are available. Implementation of the Community Development Project would alleviate some competing infrastructure demands, thereby increasing the City's ability to address this issue.
2. Development Policies contained in the adopted General Plan require the collection, storage, treatment and disposal capacity of the City's wastewater facilities to be expanded as needed prior to permitting development which would overtax the existing facilities.

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

PETE WILSON, Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 3

P.O. BOX 942874-MS41

Sacramento, CA 94274-0001

DD 916-741-4509

FAX 916-323-7669

916-327-3859

June 7, 1991

CY0L025
03-Yol-128
City of Winters Community
Development Project Area Plan
DEIR
SCH#: 91013040

Mr. Perry Beck, City Manager
City of Winters
Community Development Department
318 First Street
Winters, CA 95694

Dear Mr. Beck:

Thank you for the opportunity to review and comment on the above referenced document.

COMMENTS:

The traffic study should be expanded to include an AM peak-hour analysis. Route 128 through the project area is currently operating at peak hour LOS E. Copies of the future LOS analysis for all state highway intersections should be sent to Caltrans. A figure should be included in the study which shows the future intersection lane geometries assumed for the analysis. A peak-hour analysis of the network shown in Figure 8 should also be included. The benefits of providing local streets parallel to the state highway would become apparent.

Under the maximum development scenario at buildout, after mitigation, the DEIR continues to route the highest percentage of trips through the two lane portion of State Route 128 between Railroad Street and Apricot Street. Local facilities should be developed parallel to State Route 128 for internal traffic circulation.

1
2
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FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

Mr. Perry Beck
June 7, 1991
Page 2

The City should plan to provide a minimum of 500 feet of spacing between all future signalized intersections, with 800 feet to 1200 feet being a more desirable distance for signal coordination. Road 90 will need to be relocated away from the south bound off ramp.



If you have any questions regarding this comment, please contact Lib Haraughty at 916-741-4539.

Sincerely,

ROBERT M. O'LOUGHLIN
Chief, Planning Branch C

California Department of Transportation - District 3

1. The GP-EIR provides revised traffic assumptions and impact analysis based on the approved General Plan. Lane requirements are shown on Figure 24 (REVISED) on Page E&R-61 of the GP-FEIR. Existing AM Peak Hour Traffic Volumes are shown on Figure 12 of the GP-DEIR, Page 75.

Build-out Peak Hour traffic impacts and analysis and intersection lane geometric designs will be undertaken as needed in the consideration of actual development projects as they occur.

2. Figure 18 (REVISED) on Page E&R-57 of the GP-FEIR shows the future Circulation Plan. One intent of the “circular” circulation plan is to provide for local traffic movement without primary reliance on SR 128, although specific streets parallel to SR 128 are not proposed as a part of the Circulation Plan. Traffic signal spacing on the proposed Circulation Plan is expected to exceed the suggested minimums. As shown on the Circulation Plan, Road 90 is to be relocated away from the I-505 southbound off-ramp.

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN



RECEIVED JUN - 4 1991

WINTERS JOINT UNIFIED SCHOOL DISTRICT

47 MAIN ST., WINTERS, CA 95694-1799

916/795-4588 916/662-5340 FAX 916/795-4554

MICHAEL ROBERTS, Ph.D. DISTRICT SUPERINTENDENT

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May 31, 1991

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF WINTERS
ATTN: PERRY BECK, CITY MANAGER
318 FIRST STREET
WINTERS, CALIFORNIA 95694

SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT ON THE
CITY OF WINTERS COMMUNITY DEVELOPMENT PROJECT AREA PLAN
OF APRIL 16, 1991

Dear Perry,

Attached is the Winters Joint Unified School District's response to the subject document consisting of:

- 1) Written comments in response to the subject EIR.
- 2) Statement of impact of the proposed Winters Community Development Project (as defined in the subject EIR) on the Winters Joint Unified School District

In accordance with CEQA Guidelines, the Winters Joint Unified School District requests that the Agency evaluate the attached comments and provide a written response. It is expected that the Agency's response will address the District's comments in detail, giving specific reasons for rejecting any of these comments.

Sincerely,

MICHAEL ROBERTS, Ph.D.
DISTRICT SUPERINTENDENT

PLN.39

cc:

Richard Henthorn, WJUSD
Jack Schreder, Jack Schreder & Assoc.

WE LEARN TOGETHER / APRENDEMOS JUNTOS

WINTERS UNIFIED SCHOOL DISTRICT RESPONSE TO THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF WINTERS COMMUNITY DEVELOPMENT PROJECT AREA PLAN

Winters Unified School District ("District") submits the following comments in response to the draft Environmental Impact Report ("EIR") for the proposed Winters Community Development Project Area, prepared by the Community Development Agency of the City of Winters ("Agency").

BACKGROUND

The Winters Redevelopment Project encompasses approximately 1,909 acres. The general intent of the Community Development Agency is to "promote, directly or indirectly, certain types and amounts of new development and to help revitalize existing land uses in the Project Area." The Agency's proposed projects are "intended to facilitate and accommodate development and redevelopment." (Draft EIR, Section S-1). The Agency does not dispute the fact that population growth resulting from the project will have a significant impact on the District. However, the Agency dismisses this impact by claiming that "the development will not be directly caused by the Agency, but rather would be a secondary effect of the Agency's activities to improve the physical conditions in the project area." (Draft EIR, Section I.3.58).

This cavalier dismissal of a significant environmental impact is completely at odds with the requirements of the California Environmental Quality Act ("CEQA"). The District therefore requests that the Agency undertake a thorough analysis of the following comments and include a discussion of alternatives and mitigating measures in its Final EIR.

EXISTING CONDITIONS OF OVERCROWDING IN DISTRICT SCHOOLS

The draft EIR acknowledges that even with the use of portable classrooms, Winters schools are currently operating near to or in excess of their maximum capacity. The draft EIR also states that there is "space remaining for an estimated 73 additional students in all categories, although stopgap remedies could possibly accommodate 100 kindergarten through fifth grade students." There is no basis in fact for this statement. As noted in the draft EIR, Waggoner Elementary is already over capacity. Winters Middle School is operating at maximum capacity. The High School, which recently added a new portable classroom is also

operating at maximum capacity, contrary to a statement in the draft EIR which indicates that there is space available for approximately 100 students (draft EIR, Section I.3.57).

Currently, the District is levying the maximum developer fees permitted by law; however, these fees cover a mere 20% of the cost of housing new students. Despite measures taken by the District to reduce overcrowding, the condition persists and diminishes the quality of education available to the children of Winters.

IMPACT OF PROPOSED COMMUNITY DEVELOPMENT PLAN ON THE DISTRICT

The proposed Community Development Plan ("Plan") will worsen the conditions of overcrowding which already exist in the District. If the Plan is successful in its intent to promote new development in the Project Area, it will necessarily increase the rate of growth in District enrollment. The impact of this growth is set out in the report, Impact of the Proposed Winters Redevelopment Project on the Winters Unified School District ("Impact Report") which is attached hereto and incorporated herein by reference.

In order to calculate the impact of the proposed project, the District has utilized the Employee Generation Factors established by AB 530 (see Appendix A, Impact Report). Using these factors, the District estimates that the redevelopment project could generate as many as 5,248 new students. Such an enormous increase in District enrollment would adversely affect every aspect of the educational process. The cost of constructing new facilities to house these students would amount to \$69,129,100, a figure far in excess of the District's available resources.

This increase in enrollment and the cost to house the new students will have a significant and adverse impact on the District which must be addressed in the Final EIR.

INADEQUACIES IN DRAFT EIR

There are several inadequacies in the draft EIR which should be corrected or addressed in the Final EIR.

1. Relocation of the High School.

In the draft EIR, the Agency states that "under the Plan it will participate in the relocation of the present High School and subsequently redevelop the site into School District administrative facilities, a library and a community recreational center, as well as a County services facility." (Draft EIR, Section I.3.58). First of all, this is not guaranteed. The District is not sure at this time whether or not it will be feasible to relocate the High School. Secondly, even if the High School is relocated, the District may need the site for the construction of a new middle school rather than the joint-use facility suggested in the

draft EIR. Third, the draft EIR makes no mention of where or how the High School will be relocated or what level of financial support the Agency will provide if, in fact, the relocation does occur.

The District requests that this issue be addressed in more detail in the Final EIR.

2. The draft EIR dismisses significant adverse effects of the Community Development Plan.

The draft EIR recognizes that population growth caused by the Plan will "significantly impact local school enrollments" and further acknowledges that "current facilities, including relocatable classroom units, will not be sufficient to accommodate such future enrollment increases and additional school facilities will be required." (Draft EIR, Section I.3.58). However, the Agency claims that this impact can be reduced to a "less than significant level" if the District initiates certain suggested funding options, which include, Assessment Districts, General Obligation Bonds, the State School Building Program, Certificates of Participation and School Facilities Development Fees. The draft EIR fails to point out that the District is either already utilizing these options and still experiences conditions of overcrowding, or the options are not feasible for the District. Assessment Districts and General Obligation Bonds both require a two-thirds voter approval. More often than not, such measures fail to obtain the required votes needed for passage. With respect to the State School Building Program, statewide applications for school construction funding amount to nearly five billion dollars, and no funds are currently available for this purpose. Certificates of Participation require a revenue stream for their repayment. The District does not have such a revenue stream. Development Fees, as previously explained, are grossly inadequate to house students generated by new projects.

The options suggested in the draft EIR are not adequate solutions to mitigate the impact caused by new development. If they were, the District would not have the present overcrowding conditions that exist in its schools. The District requests that the Agency explore other means of mitigating the effects of development in the Final EIR.

3. The Agency shirks responsibility for development by claiming it is an "unavoidable secondary effect."

The Agency attempts to shirk its responsibility for effects caused by development of the Project Area by claiming repeatedly throughout the draft EIR that such development "will not be directly caused by the Agency" and is an "unavoidable secondary effect of implementing the Project." This is absurd. The very reason for implementing a redevelopment plan and seeking tax increment financing is that the desired level of growth cannot occur without the efforts of a redevelopment agency. If the Agency really believes the growth it proposes is inevitable, then the very purpose of its existence is called into

question. Clearly, the Winters Community Development Plan is intended to be a catalyst for rapid growth in the community. Accordingly, the Plan's EIR must fully analyze the effects of this growth.

4. The draft EIR does not propose adequate mitigation measures.

The draft EIR does not recommend adequate mitigation measures to address the impacts upon the District. The District has identified several significant adverse impacts of the Community Development Plan upon District schools. Prior to adopting a Final EIR, the Agency must explore means of mitigating these impacts. For example, the Agency should consider means of constructing or financing of new school facilities to house the new students generated by the Plan.

THE DISTRICT REQUESTS FINDINGS REGARDING OVERCROWDING

If the Final EIR does not provide adequate measures to mitigate the effects of the Community Development Plan on the already overcrowded District schools, the District requests the Agency to make written findings, as required by CEQA Guidelines, section 15091.

CONCLUSION

As outlined above, the proposed Community Development Plan will have significant adverse effects upon District schools. In accordance with the CEQA Guidelines, the District requests that the Agency evaluate the foregoing comments and provide a written response. It is expected that the Agency's response will address the District's comments in detail, giving specific reasons for rejecting any of these comments.

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

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IMPACT OF THE PROPOSED WINTERS COMMUNITY DEVELOPMENT PROJECT ON THE WINTERS UNIFIED SCHOOL DISTRICT

District Capacity:

As noted in the draft EIR, schools within the Winters Unified School Districts are currently operating near or above capacity. Many of the schools are seriously overcrowded and are using portable classrooms to house students. All students generated from the community development project will need to be housed in new facilities.

Student Yield:

The standard student yield factor for the District is .85 for single family residences and .50 for multi-family residences.

Calculation of Impact Costs:

The community development project will have a significant impact on Winters Unified School District. The total impact of the project is calculated in Appendix A.

Pursuant to recently enacted legislation (AB 530, Chapter 633, Statutes of 1990), we have calculated the build-out using the employment generation factors used by the San Diego Association of Governments' report Traffic Generators (January, 1990). AB 530 established the estimates set forth in the San Diego report as statewide employee generation factors.

A breakdown of school facility construction costs for K-12 schools is shown in Appendix B.

Available State and Local Funds:

The District currently collects Developer Fees that have been levied by the local Board of Education as provided by statute. These fees provide less than 20% of the cost to house students. The state provides "operational monies" to educate students but is not currently funding school facility construction.

The impacts (detriment) of the proposed Community Development Plan for the City of Winters are significant. The school district requests that the Community Development Agency provide a mitigation plan to adequately fund school construction and modernization.

APPENDIX A

WINTERS-UNIFIED SCHOOL DISTRICT

Build-Out of Redevelopment Project

Residential Impact

<u>Unit Type</u>	<u>Total Units</u>
Single Family	2,702
Multi Family	900

Single Family:

<u>Grade</u>	<u>Yield</u>		<u>Units</u>		<u>Students</u>		<u>Cost/Student*</u>		<u>Residential Impact</u>
K-6	.49	X	2,702	=	1,324	X	\$ 11,075	=	\$ 14,663,300
7-8	.12	X	2,702	=	324	X	14,150	=	4,584,600
9-12	.24	X	2,702	=	648	X	16,975	=	10,999,800
	.85				2,296				\$ 30,247,700

Multi Family:

<u>Grade</u>	<u>Yield</u>		<u>Units</u>		<u>Students</u>		<u>Cost/Student*</u>		<u>Residential Impact</u>
K-6	.29	X	900	=	261	X	\$ 11,075	=	\$ 2,890,575
7-8	.07	X	900	=	63	X	14,150	=	891,450
9-12	.14	X	900	=	126	X	16,975	=	2,138,850
	.50				450				\$ 5,920,875

Total Students Generated

Single Family	2,296
Multi Family	450
	2,746

Total Residential Impact

Single Family	\$ 30,247,700
Multi Family	\$ 5,920,875
	\$ 36,168,575

*Based on Land costs of \$60,000 per acre.

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

APPENDIX A

Commercial/Industrial Impact

<u>Type</u>	<u>Square Feet</u>		<u>Coverage</u>		<u>Total Square Feet</u>
Central Business Dist.	1,219,680	X	.25	=	304,920
Highway Service Comm.	1,001,880	X	.25	=	250,470
High Intensity Comm.	1,829,520	X	.25	=	457,380
Local Service Comm.	479,160	X	.25	=	119,790
Industrial	5,314,320	X	.25	=	1,328,580
Agricultural/Industrial	4,181,760	X	.25	=	1,045,440

Commercial/Industrial Build-Out

<u>Category</u>	<u>Employ/ 1000 s.f.*</u>		<u>District Households per Employ.**</u>		<u>Households 1000 s.f.</u>		<u>Total s.f.</u>	<u>Total H/holds</u>		<u>Student Yield</u>		<u>Total Students Generated</u>
CBD	3.62	X	.35	=	1.27	X	304,920	387	X	.85	=	329
HSC	2.21	X	.35	=	.77	X	250,470	193	X	.85	=	164
HIC	4.78	X	.35	=	1.67	X	457,380	764	X	.85	=	649
LSC	3.62	X	.46	=	1.67	X	119,790	200	X	.85	=	170
Indus.	1.68	X	.35	=	.59	X	1,328,580	783	X	.85	=	666
Ag/Ind.	1.68	X	.35	=	.59	X	1,045,440	<u>617</u>	X	.85	=	<u>524</u>
								2,746				2,502

* Source: San Diego Association of Governments

** Source: Jack Schreder & Associates

Central Business District:

<u>Grade</u>	<u>Student Yield</u>		<u>Total Households</u>		<u>Students Generated</u>		<u>Cost/Student*</u>		<u>Impact from Development</u>
K-6	.49	X	387	=	190	X	\$ 11,075	=	\$ 2,104,250
7-8	.12	X	387	=	46	X	14,150	=	650,900
9-12	<u>.24</u>	X	387	=	<u>93</u>	X	16,975	=	<u>1,578,675</u>
	.85				329				\$ 4,333,825

APPENDIX A

Highway Service Commercial

<u>Grade</u>	<u>Student Yield</u>		<u>Total Households</u>	=	<u>Students Generated</u>		<u>Cost/Student*</u>	=	<u>Impact from Development</u>
K-6	.49	X	193	=	95	X	\$ 11,075	=	\$ 1,052,125
7-8	.12	X	193	=	23	X	14,150	=	325,450
9-12	.24	X	193	=	46	X	16,975	=	780,850
	.85				164				\$ 2,158,425

High Intensity Commercial

<u>Grade</u>	<u>Student Yield</u>		<u>Total Households</u>	=	<u>Students Generated</u>		<u>Cost/Student*</u>	=	<u>Impact from Development</u>
K-6	.49	X	764	=	374	X	\$ 11,075	=	\$ 4,142,050
7-8	.12	X	764	=	92	X	14,150	=	1,301,800
9-12	.24	X	764	=	183	X	16,975	=	3,106,425
	.85				649				\$ 8,550,275

Local Service Commercial

<u>Grade</u>	<u>Student Yield</u>		<u>Total Households</u>	=	<u>Students Generated</u>		<u>Cost/Student*</u>	=	<u>Impact from Development</u>
K-6	.49	X	200	=	98	X	\$ 11,075	=	\$ 1,085,350
7-8	.12	X	200	=	24	X	14,150	=	339,600
9-12	.24	X	200	=	48	X	16,975	=	814,800
	.85				170				\$ 2,239,750

Industrial

<u>Grade</u>	<u>Student Yield</u>		<u>Total Households</u>	=	<u>Students Generated</u>		<u>Cost/Student*</u>	=	<u>Impact from Development</u>
K-6	.49	X	783	=	384	X	\$ 11,075	=	\$ 4,252,800
7-8	.12	X	783	=	94	X	14,150	=	1,330,100
9-12	.24	X	783	=	188	X	16,975	=	3,191,300
	.85				666				\$ 8,774,200

APPENDIX A

Agricultural/Industrial

<u>Grade</u>	<u>Student Yield</u>		<u>Total Households</u>		<u>Students Generated</u>		<u>Cost/Student*</u>		<u>Impact from Development</u>
K-6	.49	X	617	=	302	X	\$ 11,075	=	\$ 3,344,650
7-8	.12	X	617	=	74	X	14,150	=	1,047,100
9-12	<u>.24</u>	X	617	=	<u>148</u>	X	16,975	=	<u>2,512,300</u>
	.85				524				\$ 6,904,050

Total Impact from Development

Total Students Generated

Residential	2,746
Commercial/Industrial	<u>2,502</u>
	5,248

Total Financial Impact

Residential	\$ 36,168,575
Commercial/Industrial	\$ <u>32,960,525</u>
	\$ 69,129,100

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

APPENDIX B

ELEMENTARY FACILITY CONSTRUCTION COSTS

I. Allowable Building Area	
A. Total Student Capacity - 600 students	
B. Building Area	
1. 600 students @ 62 sf/student	37,200 sf
2. Speech/Resource Specialist	<u>600 sf</u>
TOTAL	37,800 sf
II. Site	
A. Purchase Price of Property (10 acres @ \$60,000/acre)	\$ 600,000
B. Appraisals	6,000
C. Costs Incurred in Escrow	4,000
D. Surveys	6,000
E. Other Costs, Geo. & Soils Reports	<u>4,000</u>
Total - Acquisition of Site	\$ 620,000
III. Plans	
A. Architect's Fee for Plans	\$ 410,000
B. OSA Plans Check Fee	31,600
C. School Planning, Plans Check Fee	2,600
D. Preliminary Tests	2,000
E. Other Costs, Energy Cons. & Advertising	<u>18,000</u>
Total - Plans	\$ 464,200
IV. Construction	
A. Utility Services	\$ 150,000
B. Off-site Development	225,000
C. Site Development, Service	360,000
D. Site Development, General	240,000
E. New Construction	3,402,000
F. Unconventional Energy Source	<u>235,000</u>
Total - Construction	\$4,612,000
Total Items II, III and IV	\$5,696,200
Contingency 10%	569,620
Tests (Construction)	64,000
Inspection	45,000
Furniture and Movable Equipment	<u>270,000</u>
TOTAL ESTIMATED PROJECT COSTS	\$6,644,820
ESTIMATED COST PER STUDENT	\$11,075

APPENDIX B

JUNIOR HIGH FACILITY CONSTRUCTION COSTS

I. Allowable Building Area	
A. Total Student Capacity - 900 students	
B. Building Area	
1. 900 students @ 83 sf/student	74,700 sf
2. Speech/Resource Specialist	<u>1,360 sf</u>
TOTAL	76,060 sf
II. Site	
A. Purchase Price of Property	
(20 acres @ \$60,000/acre)	\$1,200,000
B. Appraisals	8,000
C. Costs Incurred in Escrow	4,500
D. Surveys	8,000
E. Other Costs, Geo. & Soils Reports	<u>6,000</u>
Total - Acquisition of Site	\$1,226,500
III. Plans	
A. Architect's Fee for Plans	\$ 822,000
B. OSA Plans Check Fee	51,000
C. School Planning, Plans Check Fee	1,900
D. Preliminary Tests	3,500
E. Other Costs, Energy Cons. & Advertising	<u>27,500</u>
Total - Plans	\$ 905,900
IV. Construction	
A. Utility Services	\$ 230,000
B. Off-site Development	210,000
C. Site Development, Service	715,000
D. Site Development, General	510,000
E. New Construction	6,845,400
F. Unconventional Energy Source	<u>420,000</u>
Total - Construction	\$8,930,400
Total Items II, III and IV	\$11,062,800
Contingency 10%	1,106,280
Tests (Construction)	94,000
Inspection	55,000
Furniture and Movable Equipment	<u>417,000</u>
TOTAL ESTIMATED PROJECT COSTS	\$12,735,080
ESTIMATED COST PER STUDENT	\$14,150

APPENDIX B

HIGH SCHOOL FACILITY CONSTRUCTION COSTS

I. Allowable Building Area	
A. Total Student Capacity - 1,500 students	
B. Building Area	
1. 1,500 students @ 91 sf/student	136,500 sf
2. 3 square foot bonus 1,500 * 3	<u>4,500 sf</u>
TOTAL	141,000 sf
II. Site	
A. Purchase Price of Property	
(40 acres @ \$60,000/acre)	\$2,400,000
B. Appraisals	10,000
C. Costs Incurred in Escrow	5,000
D. Surveys	10,000
E. Other Costs, Geo. & Soils Reports	<u>12,000</u>
Total - Acquisition of Site	\$2,437,000
III. Plans	
A. Architect's Fee for Plans	\$1,110,500
B. OSA Plans Check Fee	98,500
C. School Planning, Plans Check Fee	3,700
D. Preliminary Tests	6,000
E. Other Costs, Energy Cons. & Advertising	<u>55,400</u>
Total - Plans	\$1,274,100
IV. Construction	
A. Utility Services	\$ 440,000
B. Off-site Development	450,000
C. Site Development, Service	1,450,000
D. Site Development, General	1,090,000
E. New Construction	14,151,400
F. Unconventional Energy Source	<u>836,500</u>
Total - Construction	\$18,417,900
Total Items II, III and IV	\$22,129,000
Contingency 10%	2,212,900
Tests (Construction)	184,500
Inspection	100,000
Furniture and Movable Equipment	<u>835,800</u>
TOTAL ESTIMATED PROJECT COSTS	\$25,462,200
ESTIMATED COST PER STUDENT	\$16,975

Winters Joint Unified School District

1. The Community Development Project Area was originally proposed to be approximately 724 acres in size; it has since been reduced to approximately 669 acres in size. The 1,909 acre figure is for the entire General Plan study area. The CDP-DEIR does not dismiss the impacts that build-out of the community would be expected to have on the School District; however, it is reiterated that implementation of the Agency's proposed projects (see Exhibit A herein) will not directly cause the student enrollment increases and facilities impacts that the School District claims would be the responsibility of the Agency. The adopted General Plan and GP-EIR provide updated information on anticipated school impacts stemming from build-out of the community, and outline the Policies to address these concerns.
2. Comments acknowledged. Information on available capacity at the schools was obtained from the Assessment of General Plan Alternatives, which has since been updated for the General Plan analysis.
3. Adherence to adopted General Plan Policies will ameliorate impacts on the School District caused by build-out of the community. Implementation of the Agency's proposed infrastructure, public facilities and economic development projects will not generate 5,248 new school students as claimed by the School District.
4. Subsequent to the preparation of the CDP-DEIR and the submittal of these comments the School District requested, and the Agency agreed, to eliminate the proposed project to acquire and redevelop the High School site.
5. The CDP-DEIR does not say that population growth caused by the Plan will significantly affect local school enrollments. The CDP-DEIR does say "Population growth will significantly affect local school enrollments." This statement, on Page 58 of the CDP-DEIR, is preceded by the statement, "It is important to note that this development will not be directly caused by the Community Development Agency but rather would be a secondary effect of the Agency's activities to improve the physical conditions within the Project Area."

Agreements between the School District and the City, effectuated through the recently adopted General Plan, will provide additional revenues to the School District through the collection of impact fees on new development imposed by the City on the District's behalf.

6. See Response #5 above regarding agreements between the City and School District for District receipt of impact fees imposed by the City.

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

**MINUTES OF THE WINTERS PLANNING COMMISSION MAY 28, 1991 PUBLIC
HEARING ON THE PROPOSED COMMUNITY DEVELOPMENT PLAN**

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD TUESDAY, MAY 28, 1991

Agenda Item #1: Public Hearing 7:40 p.m.: Draft Environmental
 Impact Report on the City of Winters Community
 Development Project Area Plan

City Manager Beck introduced Bob Stewart from the firm of Piedmont Associates, Consultant to the City for the Redevelopment Program for the City.

Mr. Stewart indicated his firm prepared the environmental impact report on the City's proposed Community Development Project Area Plan. The intent of preparing this document was to look globally at how this proposed Community Development Project will fit within the on-growing growth and future development of the City.

Mr. Stewart said the Community Development Project Plan does not contain specifics on allowable land uses, regulation of land uses or the procedures for dealing with proposed land uses; rather it incorporates by reference the City's General Plan as it may exist now or as it may be changed in the future, and the procedures already in place in the City including the use of the Planning Commission and the City Council for determining what will be allowed to happen on property. Therefore, we are not looking at the specific future uses of private property within the project area rather, we are looking at what might happen in this project area and community if the agency is able to undertake certain specified projects. The agencies projects are identified in the plan document and in Table 1 of the EIR document are really a litany of infrastructure of economic development and housing improvements that the agency may undertake over the active life of this community development project which hopefully will be some 10 to 15 years.

There is no greater level of specificity of what these project may be at this time. Because the level of specificity is not available now, CEQA provides that a program EIR can be prepared to look at the general effects of implementing the project. Mr. Stewart's firm has taken the available information from the City which was the Assessment of General Plan Alternatives document prepared for the City last year and within that document, looking at a maximum development scenario of the General Plan Alternative as originally devised by the Citizens Advisory Committee called the PAC Plan.

This information looks at the maximum potential development of the community and within that global view sits the potential for the redevelopment project. It was appropriate to use that information in order to portray for you, the decision makers, and members of the public, what might happen if the redevelopment project is implemented.

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD TUESDAY, MAY 28, 1991

Specifically, we excerpted from the Alternatives document the information on maximum development population and land use. Table 2 of the EIR portrays the maximum development of acreage by land use type as set forth in the Duncan & Jones document and Table 3 sets forth the maximum population scenario that Mr. Stewart's firm utilized. From that available information, Duncan & Jones and other selected sub-consultants prepared specific analysis of such matters as traffic, noise, air pollution, and so on.

The Community Development Agency's projects, if implemented over the next 10 to 15 years, within the context maximum development scenario, in Mr. Stewart's determination could be wholly mitigated to a point of less than significance, through the procedures available to the City to mitigate impacts as they may occur in the future.

Mr. Stewart said the point to bare in mind is that, as development occurs, as real projects come before the City, for example, revitalization of the downtown, development of new residential areas, development of new commercial or industrial areas, will have to be assessed on their own merits at that time. Appropriate mitigation measures to mitigate the environmental effects of those projects will have to be applied at that time.

Mr. Stewart indicated that an important thing is that these measures can be applied as determined in the available information from City Hall in the General Plan Alternatives Document. Therefore, what the Agency may do ie: water line improvements, sewer line improvements, relocation of the high school, redevelopment of the high school site, affordable housing, and grants and loans, all these things will be mitigated appropriately. Therefore, we found no area that would require a statement of overriding considerations by the City, rather all such future development can be appropriately mitigated.

The document also looked at various alternatives to the proposed Community Development Project, such as, including the goals of the project, changing the project area, configuration, as well as not doing the project. The determination was made that the goals of the entire community can best be met by implementing the Community Development Project. The alternative of pursuing the project as proposed is the best alternative open to the City to address the many problems associated with this project area that have been documented by the consultants.

The Community Development Agency, which is the City Council, are now in discussion with the other public agencies that would be financially affected by this project. Those discussions are on-going. However, those fiscal affects are the subject of the fiscal

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD TUESDAY, MAY 28, 1991

review committee process and the individual agency negotiations process and are not a part of this environmental impact report process. Mr. Stewart indicated that he hoped that they would successfully conclude the discussions with the other public agencies and then be in a position of bringing back to the Planning Commission the proposed final version of the Community Development Plan, which is anticipated to be virtually 100% the same as the preliminary version. The Commission would then be asked for a determination that the plan does indeed conform to the City's General Plan and for a recommendation to the City Council for adoption of the Community Development Project.

Mr. Stewart indicated that tonight the intention would be to record all the comments made on this environmental impact report and to bring back to the Planning Commission at the next available date with responses to the those comments which would then be the final environmental impact report and seek the Commission's recommendation for certification of the environmental impact report and the recommendation for City Council approval of the Community Development Project.

Chairman Cantor asked, "Has the time elapsed for public comment other than tonight's public Hearing"?

Mr. Stewart indicated that written comments on this draft environmental report can be made to the City up to June 8, 1991.

Chairman Cantor opened the public hearing at 7:53 p.m.

Mrs. Ets Kanenaga, Yolo Council Library read a letter into the record from Mary Stephens, Yolo County Librarian. This letter is on file in the City Clerk's Office.

Mrs. Ets Kanenaga, also read a letter from Assistant County Administrative Officer Tom Gardner, which is also on file in the City Clerk's Office.

Mr. Rich Henthorn, Facilities Planner and Director of Maintenance and Operations with the Winters Joint Unified School District, located at 47 Main Street, Winters, read a letter into the record written by Superintendent Mike Roberts, which states that the school district has determined that the Community Development Project Area Plan will significantly and in some cases adversely impact the district's ability to provide adequate housing for both existing and new students in the district. A copy of the letter is on file in the City Clerk's Office.

Mr. John Griffin, Winters Cemetery District, presented a proposal opposing their involvement in the Redevelopment District. This is

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD TUESDAY, MAY 28, 1991

on file in the City Clerk's Office.

Ms. Valerie Whitworth, Dry Creek's Citizens Groups, indicated her concern of the plan dealing with a project by project basis. She would prefer it looked at in areas. Ms. Whitworth indicated she would address this in writing by the deadline.

Chairman Cantor closed the public hearing at 8:10 p.m.

Commissioner Brewer asked Mr. Stewart how he arrived at the area map?

Mr. Stewart indicated the selection was a matter of broad inclusions of areas and exclusions of areas rather than a parcel by parcel analysis. The law requires that the selected area be "characterized" by social and economic problems. It basically excludes the new residential development in town. Large tracts of developable land were included because of circulation inadequacies, parcelization problems, the economic necessity of kick-starting some general economic development in the community. Other large areas, such as the downtown and older portions of town, were included because of the un-reinforced masonry buildings, infrastructure, deterioration or even lack of infrastructure. The Consultants, on the basis of a physical survey of property conditions, both public and private, and interviews with City staff led to the recommendation of what the project areas should include. It excludes the newest areas in town.

Chairman Cantor asked if area one was included in the project area?

Mr. Stewart said he believes the majority of area one is not included.

Chairman Cantor asked, "Can the project fund mitigation measures that are caused by, for example, the increased residential development in area one when that is not within the project area?"

Mr. Stewart indicated that the Redevelopment Project can fund physical improvements or private property development both inside the project area wholly or outside the project area to the extent that the project benefits the project area.

Mr. Stewart said the agency will do things, as outlined on pages 6 and 7 of the EIR document. Any relationship between what the agency does and what happens by way of private developers in or out of the City limits, it's apples and oranges. When the developers do what they wish to do and the Commission determines what they would be allowed to do, the Commission would be requiring the developers to mitigate their effects at the time they make a

FINAL EIR ON THE WINTERS COMMUNITY DEVELOPMENT PLAN

MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD TUESDAY, MAY 28, 1991

specific proposal.

Brewer asked, "Which is not part of this development project?"

Mr. Stewart answered "exactly".

Cantor stated that she felt it was to the degree that it could be projected that there are certain impacts that are known will occur from the project. There may not be specifically what it looks like for a particular subject, but it is known that by making the City a more attractive place to work and live will have an impact on the traffic, or on the number of homes that will sell because there will be more jobs. "Isn't this what the report is disclosing?"

Mr. Stewart indicated that it was a disclosure in that it identifies all the things that the redevelopment agency may do and it has to assess the physical effects on the environment of those things and has to suggest mitigations where required. At the same time the build-out of the community while these things may facilitate development north of Niemann Street, it may even out right encourage it. Within the context of CEQA, that is a separate issue that will be mitigated at that time. So within the context of CEQA, the things that the agency will do will not directly cause that development to happen. There has been comments made that the Redevelopment Agency bears a responsibility for that development happening. Therefore, the agency should enter agreements with public agencies to share property taxes, even though the property taxes that the agency will collect will come from the old part of town. The other agencies from the old part of town want some of the money to help them out as they provide services to the new part of town. In the context of CEQA, the firm disagrees that there is any cause to that development by the agency's actions.

Cantor felt that this was a very important point.

Mr. Stewart stated that most directly, as to the claims of public agencies, that 10,000 more people are going to come to Winters and to the Redevelopment Agency, by putting a new sewer line down Main Street, has caused a development to occur. Within CEQA, there is not a cause and effect relationship. But this is not to say that this agency is not negotiating with these other public agencies in good faith. Indeed it is expected to have agreements of sharing of tax revenues, but not on the basis of a finding under CEQA.

Cantor told Mr. Stewart that the EIR was well written, very thorough and very easy to read.

Cantor commented on the air quality area. If redevelopment will encourage jobs, not already here, and if the residential

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development is going to occur in a different part of town, then there will be an effect on air quality. She didn't feel that those places of employment will be located near where the houses are.

Mr. Stewart stated that perhaps it's a direct impact that the City will have through its planning process. The City is going to determine where industrial development and residential development will at. Therefore, the City has to look at the effects of air pollution and if it finds air pollution to mitigate those effects when the City makes a determination to allow land uses, either when it does a general plan or a specific plan, or when an actual development comes in that fits within that plan.

While the Redevelopment Agency may be providing loans or grants to induce industrial development, the air pollution that might occur from that has to be determined to be mitigatable or be made the basis of statement of overriding considerations by the City of Winters. Those mitigations have to be imposed on private development. Piedmont & Associates sees it occurring as individual developments come in. The City bears a responsibility, to look at the big picture in its General Plan Amendment. Whenever the General Plan gets approved there should be a comprehensive environmental analysis of that amendment when its finally down to one thing. Then the mitigations would be suggested and would be applied either at that immediate time by the City or on individual projects as they come in. There is definitely a relationship but its not within the context of the redevelopment and the agencies individual projects.

Cantor stated that in order to have this job/housing balance we definitely want to increase the jobs that we have. It is known that the housing will increase and it seems shortsighted not to mention as a mitigation measure the means of transportation to these new jobs.

Mr. Stewart stated that the traffic analysis that was done show that the amount of cars that would be generated by this development of the entire community, can be accommodated with mitigation measures on the roadway network that would be built as a part of this development in the community. This is the level of detail to which that analysis was taken. It is not to say, that either at the time a General Plan Amendment is finalized or subsequent to that time, that layers of detail beneath that determination could not be explored and finalized as to for example: subtracting a certain amount of vehicular traffic by demanding that it be diverted to bus or a pedestrian system or to a bicycle system. What has been done is a certain level of analysis to determine an overall adequacy and its the firm's view that this is appropriate for the level of specificity of the agency's projects. Mr.

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Stewart suggested independently that its certainly the responsibility of the City to delve into those greater levels of detail and greater analysis and determination of responsibilities for mitigations at the time the General Plan is done or subsequently when individual developers come in.

Brewer asked if those pedestrian, air quality, or noise mitigation measures fall within the Redevelopment area, shouldn't that then become part of the redevelopment project.

Mr. Stewart stated that the firm is suggesting in the document that no clearance for any development project is given through the analysis herein. Rather that every specific project either proposed by the public agency or private citizens would have to come back for that individual analysis. If the Redevelopment Agency, next year proposes to dig up sixteen streets and put in new sewer lines, and found to be appropriate that they do also curbs, gutters, and sidewalks, etc., that all of these things would be a part of subsequent environmental analysis. At this time those mitigation measures could be applied. This would be the appropriate form.

Taylor asked if it would be incorrect to assume that when someone were planning a project that they might make reference to this document or use this document as a guide in designing the project within this area?

Mr. Stewart responded by saying that the agency may propose to undertake infrastructure improvements and community facilities and it would elude to that EIR done back in 1991 that discussed for example: buying the high school site and redevelopment part of for commercial offices. The City would determine the adequacy of the analysis contained in this document which states that there is no adequate analysis for actual approval of any project. They would each have to be individually assessed.

Taylor reiterated the question if someone who was going to suggest a project, would they use this document in their effort of developing their project proposal that they might bring to the community?

Mr. Stewart thought that they would be much more likely to use the City's General Plan once it gets adopted.

Cantor followed up with page 33, the Transportation Circulation section, under "Other Mitigation Measures". There is part that precedes it identifies the potential impacts and improving the roads by adding lanes, traffic signals, and so forth, to reduce the impact to a less than significant level. One is: LOS D would be

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common acceptable minimum standard at a certain intersection. This is just an assumption. We really don't know if this is the case. To conclude that the impact has been identified and then reduced it to a less than a significant level by increasing the roadways and then to go on and talk about other mitigation measures and talk about providing crosswalks and ramps that are wide enough to accommodate bicycles and pedestrians and medians to provide a place to stop so that one won't get by traffic, is not really reducing the impact to a less than significant level because you're still fighting against the cars. The General Plan is in process, but the City has at every level talked about providing alternate ways of getting around town, alternates to the car.

Cantor did not believe that this "Other Mitigation Measures", provided mitigative measures.

Mr. Stewart stated that there is no proposal now. What the level of analysis today contained herein suggests that development can be accommodated. When one poses the questions, "Can it be accommodated to a level of service C at an intersection or can it be accommodated such that pedestrians can totally cross a street without being caught in the median or can it be accommodated to the extent of providing bikeways here or there, nobody has gotten to that point of analysis. It is sufficient where we are today for the level of analysis being done, but they are emphasizing that further scrutiny has to be undertaken in the future.

Cantor asked if there would be a reason not to include something that is in keeping with our General Plan or language that talked about this impact being reduced to a less than significant level by: a) Widening roads, and b) interconnecting pedestrian and bicycle paths. Why not include this?

Mr. Stewart stated that if it were analyzed and the data were available to show that this is the way to do it, is just as good as that way, then we could have both in there and the Planning Commission could make a recommendation to the City Council who would ultimately decide yes both have shown to be valid ways to mitigate and we choose x, y, z over the a, b, c. Unfortunately, there is not that assessment.

Cantor wanted to confirm that the City would have to hire another consultant.

Mr. Stewart indicated that the City, not the redevelopment, would be expected to analyze traffic impacts and the effects of traffic on pedestrians, bicycles, etc., either as part of the General Plan or as a part of the environmental effects analysis of an individual project when it comes in.

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Cantor was not happy with the document not having information on alternate methods of getting around town. She thought it was not the road to the future. She felt that it was a real omission to talk about roads.

Mr. Stewart suggested that it is a City function for the City General Plan. Redevelopment is not causing 10,000 more people to come to Winters, it is causing the old broken sewer lines to be fixed.

Taylor's definition of traffic is any kind of traffic, foot, two-wheels, non-motorized traffic, it could be eight wheel below the knees traffic, or whatever, but it was all traffic. To say that we shouldn't expect the traffic consultant to give us information about anything other than vehicular movement leaves her out in left field.

Mr. Stewart did not mean to mislead the Commission. The traffic consultant that the City hired about two years ago, did address perhaps superficially to some, the linkage between vehicles, transit services, pedestrian and bicycles. Piedmont & Associates excerpted from that documentation their suggestions as shown on page 33, the street crossings, pedestrian ways, bicycle and routes should be taken into account. Unfortunately for some, it might be all that has been said up until May 28th. If the Commission wishes it to be analyzed in greater detail, it would have to be done as a part of the General Plan or subsequent development proposal.

Cantor stated that in fact it was being done as part of the General Plan and not consistent with the General Plan. The General Plan does reflect alternate transportation routes which is not reflected in the Redevelopment Area EIR in the sense that it is not complete with regards to the air quality and the circulation.

Brewer asked if it is not inconceivable to update this document?

Mr. Stewart answered no, not for this level of analysis. For the level of analysis required for a Community Development Project which was done for the City's General Plan is sufficient for these community development project purposes.

Brewer wanted to know if any of the projects would be excluded by them not being mentioned now.

Mr. Stewart responded that it is mentioned, it suggests that there be certain intersection signalization and that there be cognizance given to pedestrians and bicyclists and the effects interrelationships with vehicles and transit. If there needs to be more analysis to settle policy questions or individual opinions

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or greater specificity as to the direction of the General Plan is going, than that could be done by the City. It would not be an update of this document. This document would be sufficient for this purpose and be put on the shelf, no further clearance for physical project construction is given by this document. If additional analysis needs to be done on any policy matter it could be done at any time.

Taylor asked if it would be beneficial to see some of the items that were presented tonight.

Riley asked about the Cemetery District and they said they would chose not to become part of the Redevelopment Project, what happens then?

Mr. Stewart stated that the City Council is the final body to decide what property is in or out of the project area.

Riley then asked if the Cemetery District was not really representing themselves as a district but as a property owner.

Mr. Stewart answered that it was correct, as any other property owner may wish to have their property excluded. The City Council will make the final decision. But as a public agency that receives a share of the property taxes collected in the project area, they would be affected by the adoption of this project they would have made a financial request to the City regarding the effect of property taxing increment financing and how it will affect them and what they need.

Cantor asked if that was the basis of not wanting to be in the project area.

Riley asked Mr. Stewart if he knew what they were asking?

Mr. Stewart answered that the Cemetery District did not want to "lose any future property taxes" to the Redevelopment Agency. Obviously, a public agency that is looking forward to getting property taxes wants to see that not happen. It is the same situation with the School District in saying that 10,000 additional people is going to mean thousands of additional students and they need whatever 60 some million dollars to build new schools. This is a financial argument not a physical effect on the environment. This is not to say that we are not negotiating with them.

Cantor stated that there was nothing about implementing agency projects to improve public facilities or instituting a development fee system to assure adequate funding to meet the needs that are generated by this project.

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Cantor didn't feel it was adequate to say that the mitigation measures that are described to the schools will mitigate the impact to a less than significant effect. By making a more attractive place to live because there are more jobs and more housing, there is an effect on the school district, that's a fact.

Mr. Stewart responded that the affordable housing funds do not have to go toward construction of housing, they could go toward rehabilitation of existing housing. There is lots of housing in this community that needs to be rehabilitated. Although it's not to say that the agency might not get into construction of housing. If they did or participated with some non-profit to construct housing, that that would generate school children which would have to be mitigated. It would be that as it may, the agency's projects, the firm is contending based on their understanding of law under CEQA, are not causing this development to occur. The agency is looking at millions of dollars to assist at the high school and that the City itself does intend to put into the pot for these developers some amount of money on behalf of the school district. This is a City thing. We may be debating where these things should be applied but certainly Mr. Stewart did not disagree that there needs to be funds available for the school district and that state funding programs are not adequate. It would be his expectations that the City would institute a development fee system that would provide for maintenance and expansion of recreation facilities, police facilities and schools.

Cantor responded that the document didn't say it. The document says it will institute a development fee system for fire, parks, and recreation, but it doesn't say it for schools. Cantor read from page S-7, "Enrollment increases and facilities expansion could be accomplished with current revenue sources, additional taxes of fees or through established school impact fees".

Cantor suggested "why be picky?"

Mr. Stewart said there are options opened to them. The Police Department is not the same as the School District. The School District has funding sources what's then not to suggest by not including a development fee that these are adequate. Yes, the development fee system should consider the needs of the schools. It could be added.

Cantor suggested that the mitigation measures be broader to include for private development to provide some of the mitigation of the impact and the Redevelopment provide some of the mitigation. Cantor asked about the High School being listed by the Redevelopment Agency's as one of its projects buy buying the land and to construct a building for a new high school.

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Mr. Stewart answered that it buy the current high school site and participate in the relocation of the high school to a new property in conjunction with the School District. The current high school site would then be redeveloped for community center team facilities and library/office development.

Taylor then asked how they would participate?

Mr. Stewart answered that it would be a financial agreement to be negotiated. It would be expected that they would negotiate with the School District to share the revenues that otherwise would be wholly available to the Redevelopment Agency. Mr. Stewart stated that everyone needs to work together. The agency is on record of its desire to participate with the School District in working out the high school relocation which is on page 7 of the document.

Taylor then asked if there would be a neutral party that would participate in this negotiation or is it just the best offer from the Redevelopment Agency to the High School?

Mr. Stewart responded that it would be negotiations between the High School and the City. At this point it is staff to staff. There will be a formal written agreement between the elected bodies.

Mr. Stewart stated that they could include in the mitigation section under schools "development fee system and the agency projects".

Sanders asked "when will the dough flow?".

Mr. Stewart answered that if everything goes right, in December of 1992, the agency would get its first check and according to the Preliminary Report that would be some \$44,000. increasing the next year to \$113,000., to \$290,000., and then to \$617,000. and on up. As indicated at a study session with the Commission, that if the first income does come in December of 1992, rather than just operating on cash-in/cash-out basis, the City would probably do a bond issue. This will probably be in the Spring of 1993. The City Council also made a decision acting as a Redevelopment Board to first put in the sewer line or cable t.v. line and relocating the high school.

Riley asked if the bond was being paid back with the annual income?

Mr. Stewart answered "yes".

Cantor asked if all of the housing that the Redevelopment Agency, would assist in affordable loans or whatever the projects are,

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would then be in the older part of the City?

Mr. Stewart said no. He stated that the state law provides that the housing funds 20% of every dollar taken in has to be spent on affordable housing. It could be rehab, new construction or a combination thereof. It would be for eligible families which is lower, low and moderate income. It can be anywhere in the community, it is not limited to the project area.

Riley asked if these would be in the form of loans?

Mr. Stewart answered that the housing program would be a separate thing to be devised. If this project gets adopted he would expect that the Council, sitting as the agency, to either utilize the existing documents like a Housing Element of the General Plan or to appoint some committee to make recommendations as to how to specifically use the money. There will be a forecast of available resources, half to be used for housing or maybe receive recommendations on how the funds should be used. Typically the funds will go to handicapped access, energy conservation, modernization, room additions, new foundations, new roofs, new painting, landscaping programs, etc. Mr. Stewart believed that a family of four could have an income of \$45,000.00 and still be considered. These funds do not have to be used to build a high-rise welfare ghetto. These funds could be used for entirely new construction for subsidized units. They could be used for rehab, grants, or loans.

Cantor asked how City's usually handle it?

Mr. Stewart responded that the City would take the General Plan's Housing Element and identify a goal and do it. This would mean hiring a separate consultant to help the City come up with a specific program. The project would be bringing in 14 million in income over the life of the project.

Cantor asked Mr. Stewart when would he come back to the Commission with responses to the comments that were presented at tonight's meeting?

Mr. Stewart responded that he would hopefully have responses to the comments at the end of June. The Commission would be asked to consider the responses, to recommend certification of the EIR the City Council, and required by the Redevelopment Law to consider finding that the Redevelopment Plan conforms to the General Plan. There will then be a public hearing held on the entire subject again on the plan, the report on the plan, and the EIR. The whole proposed project will be presented to City Council in July. This would mean that everybody who owns a piece of property of the

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project area receives a certified mail notice and is advertised in the newspaper once a week for four weeks. It is the final public hearing to consider an option by the City Council.

Cantor asked if this item was coming back to the Commission in June. She stated that the agenda was full for June.

Mr. Stewart said yes, that the Commission would closed the public hearing and then it would just be an action of the Commission.

Riley then asked how the comments that were brought up at tonight's meeting, both by the Commission and citizens, were going to be adjusted? Riley would like to see some documentation relating to each comment that was made and what has been done about or how it has been changed, for each concern to be addressed.

Mr. Stewart responded that is exactly what they would be receiving.

The Commission recessed at 9:17 p.m.

Cantor showed the Commission material from Sacramento that she received from Glenn on redevelopment. She felt this would be helpful and would give information to the Commission about redevelopment.

The Commission reconvened at 9:27 p.m.

Agenda Item #2 - Zoning Exercise.

Beck stated that the zoning exercise tonight concerns the residential zones only and adds to some of the things looked at the last meeting. Again, he filled in some of the slots with a "yes" or "no", to show how it works. Also added were some categories thought up by staff that come up typically in the course of the day. For example: Household pets, chickens, snakes and such, boat and trailer storage, housing elevation approvals, are the things the Commission wants to engage. Beck stated that he also included in their packet land use designations currently being studied in the General Plan. He showed how those were written up at present. Also included in the packet was a scale drawing to show what, in the MR land use 4.1 to 6.0 units per acre, a lot and building envelope might look like at 6 units to the acre and one at 4.1 units to the acre. There is a excerpt from the current Zoning Code that talks about lot coverage and what it doesn't include is fences, walls, hedges, swimming pools, or undercoverd patios. There is a document from the City of Novato and a document from the City of Petaluma. These talk about permitted uses in ag zones. What kinds of animals might be raised. Also there is an ordinance from the City of Winters that relates to mobile home parks.

TABLE 1
SUMMARY OF POTENTIAL AGENCY PROJECTS

WATER SYSTEM: (Funded generally at 10% of total costs)

Install Main Lines (including costs of contracting, engineering, legal and administrative):

4th Street - 1,600' of 6"
Russell Street - 1,700' of 6"
3rd Street - 525' of 6"
Main Street - 5,600' of 12"
Grant Street (east of Dutton) - 800' of 12"
Railroad Street (north of Grant) - 850' of 12"
Taylor Street - 1,350' of 12"
McArthur Street - 1,200' of 8"
Washington Street - 1,050' of 8"
Edwards Street - 2,100' of 8"
Abbey Street - 2,600' of 8"
Mermod Place - 900' of 8" (partial share)
Mermod Road - 550' of 8"
Well #2 to East Street - 12"
Lincoln Street - 450' of 8"
Jefferson Street - 550' of 8"
Jackson Street - 650' of 8"

Refurbish Well #1 (added project, 100% funding)

Install system-wide telemetry (100% funding)

Auxiliary Well Motor (100% funding)

STREETS:

Widen Grant Street (Dry Creek - I-505) (100% funding)

Acquire Grant Street ROW

Grant Street striping & landscaping

Signals: Grant/E. Main and Grant/R.R.

Rebuild Railroad Avenue (south of Grant) - 1,300' (100% funding)

Acquire Railroad Avenue ROW

Rebuild Railroad Avenue (Grant-Anderson) - 800' (partial share)

Rebuild Railroad Avenue (Anderson-NASP) - 4,000' (partial share)

Rebuild Taylor Street - 1,400' (100% funding)

Rebuild Anderson Street - 3,000' (partial share)

Rebuild Main Street (Emery-E. Recycle) - 3,750' (100% funding)

Rebuild Putah Creek Bridge with pedestrian walk (10% funding)

Construct New Putah Creek Bridge and Dam (10% funding)

Rebuild Mermod Place (south of Anderson) (100% funding)

Rebuild Mermod Road (100% funding)

Extend Elliot Street (Abbey to Grant) - 3,000' (10% funding)

Assist Grant Street/Railroad Avenue Assessment District (partial share)

Utility Undergrounding (added project, 25% funding)

SUMMARY OF PROPOSED AGENCY PROJECTS (Continued)

WASTE WATER SYSTEM: (Funded generally at 25% of total costs)

Installation of New Sewer Mains (including costs of contracting, engineering, legal and administrative):

Grant Street (Railroad-East) - 24" (100% funding)
East Street - 30"
Taylor Street - 10" (100% funding)
Washington Street - 8"
Washington Street - 10"
1st Street - 8"
1st Street - 10"
1st Street - 12"
Railroad Street - 8"
Railroad Street - 24"
Railroad Street (Anderson-Grant) - 12"

COMMUNITY FACILITIES: (Funded generally at 100% of total costs)

Develop Rotary Park.
Construct Performing Arts/Cultural Center.
Relocate Corp Yard to vicinity of old City Dump site.
Construct Teen Center.
Construct Civic Center.
Develop Joint Community Facilities.
Gym Renovation.
Remodel library.
Develop Senior Center.

PUBLIC SAFETY FACILITIES: (Funded generally at 100% of total costs)

Acquire land, new public safety building.
Acquire County share of present Fire Department building and adjacent County owned building and property.

GENERAL ECONOMIC DEVELOPMENT ASSISTANCE: (Funded generally at 100% of total costs)

Low interest loan program for earthquake retro-fit and code compliance.
Grant and loan program for general business/industrial attraction, expansion, modernization.
Downtown Improvements.

AFFORDABLE HOUSING (Mandatory 20% minimum of Agency Revenues):

At least 20% of all Agency Tax Increment revenues must be applied to affordable housing programs, such as housing rehabilitation, modernization, handicapped access, energy conservation, and new construction of affordable housing. Any eligible household in entire community may participate in such programs.

City of Winters

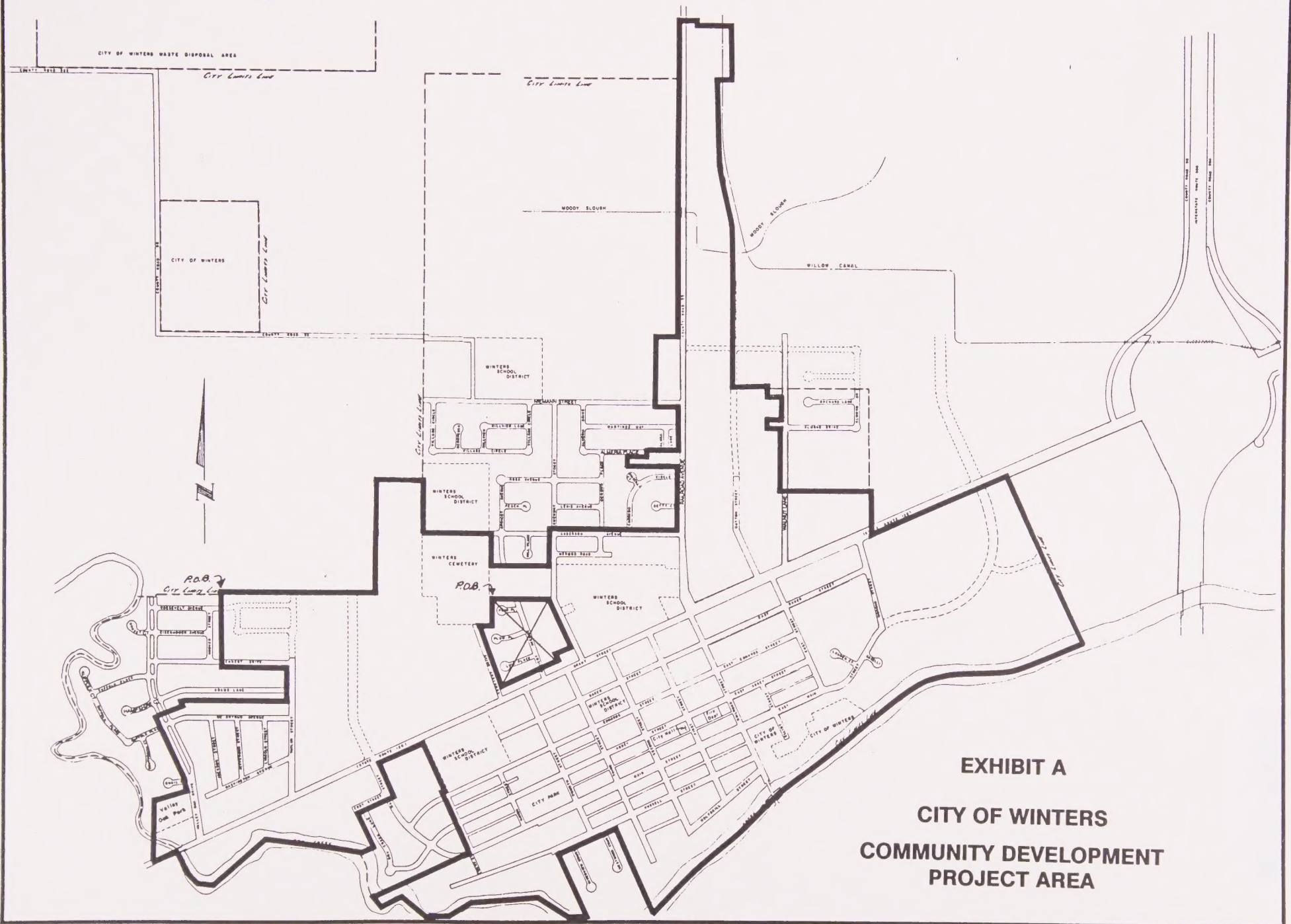


EXHIBIT A

CITY OF WINTERS
COMMUNITY DEVELOPMENT
PROJECT AREA

U.C. BERKELEY LIBRARIES



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